



Planning Committee Report

Committee Date: 4th May 2022

Application Number: N/2021/0379

Location: Travis Perkins, Ryehill House, Ryehill Close, Northampton

Development: Refurbishment and extension to Ryehill House to provide additional office floorspace and demolition of Lodge Way House and Steel Works to allow for the provision of car parking and landscaping

Applicant: TP Property Company Limited

Agent: Montagu Evans

Case Officer: Hannah Weston

Ward: Dallington Spencer Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

Permission is sought for the refurbishment and extension of Ryehill House to provide additional office floorspace, and the demolition of Lodge Way House and Steel Works to allow for the provision of car parking and landscaping.

Consultations

The following consultees have raised **no objections** or **no comments** to the application:

- Northamptonshire Police
- Highways
- Environmental Health
- Archaeology
- Arboricultural Officer

- Ecology
- Strategic Planning
- Anglian Water

The following consultees have raised **concerns** with the application:

- Lead Local Flood Authority – advise insufficient information provided. Information has subsequently been provided and the LLFA comments on this are awaited.
- Highways – raised concern with the one way system for the car park.

No letters from neighbouring properties or third parties have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises the two storey Travis Perkins offices to the north of Rye Hill Close and east of Lodge Way, and buildings no longer in use by Travis Perkins (Steel Works and Lodge Way House) to the south of Rye Hill Close, east of Lodge Way and north of Hill Close. The redundant buildings on this part of the site have prior approval consent for demolition. The site is located within the Lodge Farm Industrial Estate.

2. CONSTRAINTS

- 2.1 None.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 Permission is sought for the refurbishment and extension of Ryehill House to provide additional office floorspace, and the demolition of Lodge Way House and Steel Works to allow for the provision of car parking and landscaping.

4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
WNN/2022/0059	Prior Notification of Demolition of Lodge House and related steel	Prior approval granted 14/02/22

	works building	
WN/2006/0110	Three storey data centre and office building	Approved 19 th December 2006 – forms part of existing Ryehill House.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 5.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3 The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:
- E1 - Existing employment areas
 - S1 – The distributions of development
 - S2 – Hierarchy of centres
 - S7 – Provision of Jobs
 - S8 – Distribution of Jobs
 - S10 – Sustainable Development

Northampton Local Plan 1997 (Saved Policies) (NLP 1)

- 5.4 The relevant policies of the NLP 1 are:
- Policy E20 – Design for new development
 - Policy B14 – Use in Business areas
 - Policy T12 – Servicing

Material Considerations

- 5.5 Below is a list of the relevant Material Planning Considerations

- **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:
 - Paragraphs 7-12 - Presumption in favour of sustainable development.
 - Section 6 – Building a strong and competitive economy
 - Section 8 - Promoting healthy and safe communities.
 - Section 9 - Promoting sustainable transport
 - Section 11 – Making effective use of land

- Section 12 – Design
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Planning out Crime in Northamptonshire SPG 2004
- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- 1 – Presumption for sustainable development – Significant weight.
- 3 – Design – Moderate weight
- 4 – Amenity and layout – Moderate weight
- 17 – Safeguarding existing employment sites – Significant weight

6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Comment
Northamptonshire Police	No objection to redevelopment but note no mention of security in submitted details. Question perimeter treatment of car park, lighting, and CCTV.
Highways	Observe that footways on Ryehill Close and Hill Close need to be reinstated, and raise concern as to the entry and exit to the car park as there is no means to ensure that traffic will adhere to this and the access is too narrow for two-way traffic. It is further advised that cycle parking for staff needs to be secure and sheltered.
Environmental Health	Advise that plant noise assessment is acceptable. Condition securing acoustic fence screen is required. Request conditions on unexpected contamination, requiring mitigation in air quality report to be provided, EV charging (and an informative on EV charging for e-bikes and e-scooters), CEMP, lighting, and waste storage.
Archaeology	No comment
Arboricultural Officer	Tree survey and constraints plan acceptable. Request condition requiring tree protection measures to be provided.
Ecology	Recommend conditions requiring soft landscaping to be provided, a CEMP including pollution prevention measures, bird boxes, and external lighting.

Strategic Planning	Request condition on fire hydrants.
Anglian Water	No comment.
LLFA	Insufficient information available to comment on the acceptability of the proposed surface water drainage scheme.

7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 None received.

8 APPRAISAL

Principle

- 8.1 The application proposes the extension of Ryehill House and the demolition of Lodge Way house and Steelworks to form a car park for the expanded Travis Perkins HQ.
- 8.2 The submitted details advised that Lodge Way House and the Steelworks are no longer fit for purpose, providing old, poor quality accommodation which is not suited to modern business operations. Travis Perkins require new HQ office accommodation to meet its future needs. The refurbishment of the existing Ryehill House and the extension of the building is intended to provide this modern office accommodation.
- 8.3 Policy E1: 'Existing Employment Areas' of the West Northamptonshire Joint Core Strategy (JCS) seeks to ensure that employment areas are retained for employment uses within Use Classes B1 (now part of class E), B2 and B8 or appropriate non-B employment generating uses. Policy 7 of the JCS sets out the requirement for a minimum net increase of 28,500 jobs in the plan period between 2008-2029, and Policy S8 allows for the provision of new job growth through the renewal and regeneration of existing employment sites.
- 8.4 The application results in the demolition of 4340m² of floorspace (Lodge Way House and Steelworks) and the addition of 2308m² (extension to Ryehill House). As such there would be a net decrease in floorspace of 2032m². Whilst there is a reduction in overall floorspace, the new office accommodation being provided is of a much higher standard. Furthermore, the proposed works result in an increase in employees by 100. As such the development would assist in increasing employment options in compliance with Policy E1 of the Joint Core Strategy.
- 8.5 The demolition of the existing poor quality units and the erection of an extension to Ryehill House is considered acceptable in principle.

Design

- 8.6 The application proposes the extension of the existing office block Ryehill House. The proposed extension would be three stories in height and would join the existing projections on the host building to form a rectangular built form with a central courtyard.
- 8.7 At ground floor level the extension would form a staff canteen and kitchen and would link through to the existing building to the south. At first floor level the building would provide office space and would link to the existing building to the north and south. At second floor further office space would be provided, linking through to the existing

building to the north. The roof of the building would be flat and solar panels are proposed across the building.

- 8.8 The existing building on site is a two to three storey unit with a pitched roof. The proposed extension is of a contemporary design, being three storey in height with a flat roof. Glazed panels and cladding are used alongside projecting shade fins to create a modern extension to the building.
- 8.9 Whilst not of the same appearance as the existing building, the proposed extension provides an attractive focal entrance to the building with modern office accommodation. It is considered that the proposed extension would be an attractive addition to the host property and would, therefore, be acceptable in design terms.
- 8.10 The application also proposes the demolition of the existing redundant buildings of Lodge Way House and Steel Works. With these building being dated and in need of substantial repairs, the buildings currently offer a poor appearance to the street scene. It is considered that their removal and replacement with the modern extension to Ryehill House would be beneficial to the character and appearance of the area. It should also be noted that these buildings have prior approval to be demolished.

Neighbouring amenity

- 8.11 The application site is located on Lodge Farm Industrial Estate away from neighbouring residential properties. As such it is not considered that there would be an overshadowing, loss of light or overlooking impact on residential properties as a result of this development and the proposal and associated use remains compatible with surrounding uses.
- 8.12 The Council's Environmental Health department have been consulted on the proposal. In order to ensure no unacceptable impact upon the future Dallington Grange SUE which would be situated to the north of the site, the proposed plant compound requires controlling through acoustic fencing. This is considered reasonable to condition.

Highways

- 8.13 As existing there are 151 spaces in Ryehill House and 234 at Lodge Way House (385 total). The proposed extension to Ryehill House results in 72 spaces remaining outside Ryehill House (a reduction of 79 parking spaces). The redevelopment of Lodge Way House to provide a larger car park provides 338 spaces. This equates to a total of 410 parking spaces across the site, an increase of 25 parking spaces.
- 8.14 The Council's Highways Department have been consulted on the proposed development. No concerns are raised with the proposed level of parking provided.
- 8.15 Highways raise concern with the proposed one way system through the car park, advising that the access points to the car park are too narrow for two way traffic. The proposed car park is provided with two access points, one to the north and one to the south of the site. It is considered reasonable for such a car park to have a one way system, such that the site can only be entered by one access point and exited by another. Indeed, the existing car park on this site already has a one way system. Details of signage to secure this is considered reasonable to require through condition.
- 8.16 Highways advise that the footways on Ryehill Close and Hill Close will need to be reinstated. There are existing access points to the north and south of the proposed car park which would no longer be required as part of this development. It is considered

reasonable to attach a condition requiring the removal of these access points and the re-instatement of the footpath.

- 8.17 The proposed site plan indicates the provision of 16 cycle parking spaces within twin racks in an existing area used for cycle parking, and 80 external twin racks. These cycle racks are provided within the car park immediately in front of Ryehill House and not in the separate car park proposed. Highways raise concern that staff cycle parking should be secure and sheltered.
- 8.18 Whilst the proposed cycle parking facilities are hoops within the car park, the car park is gated and immediately overlooked by the new entrance to the building in the extension. As such there is surveillance of this cycle parking area. A condition requiring further details of a shelter for the proposed 80 space cycle parking area is considered reasonable to attach.
- 8.19 With regards to EV charging, 10% provision is required including 1 charging unit per every 10 disabled parking spaces and 1 rapid charging unit for every 50 spaces (where more than 50 spaces are provided).
- 8.20 The proposal provided 410 parking spaces. As such 41 EV charging spaces would be required, with 4 of these being at disabled parking spaces. The application proposes 45 EV charging spaces, with 4 of these being at disabled parking spaces. As such a slight overprovision of 4 EV charging units is proposed, which is beneficial to the scheme. A condition requiring the provision of EV charging and for 8 of these spaces to be rapid charging units is considered reasonable to attach.
- 8.21 The application has been submitted with a Workplace Travel Plan outlining how staff will attend the site, such as car sharing. 6 parking spaces for those car sharing are provided. It is considered reasonable to condition for the Travel Plan to be implemented.

Trees

- 8.22 The Council's Arboricultural officer advises that the submitted tree survey and constraints plan are acceptable. A condition requiring the tree protection measures as proposed to be followed is requested. This is considered reasonable to require through condition.

Ecology

- 8.23 The Council's Ecology Officer requests that the submitted soft landscaping scheme be required through condition, that a CEMP is required including pollution prevention measures, and that bird boxes are required through condition. These are considered reasonable to require through condition.
- 8.24 A further condition on all proposed external lighting is requested. Whilst a lighting plan is provided with the application this is indicative only and does not show where lighting is proposed. As such it is considered reasonable to attach a condition requiring details of all external lighting.

Flood risk

- 8.25 The Lead Local Flood Authority advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme.

8.26 Following these comments the applicant has provided additional details. At the time of writing this report the LLFA have not provided revised comments on this scheme, and these will be reported to Committee in the Addendum to this agenda should they be received by the date of Committee. To secure acceptable drainage details and appropriate mitigation for the proposed development, conditions requiring more specific surface water drainage details are proposed. These conditions will be amended to be in accordance with the details submitted should the LLFA advise that the submitted details are acceptable.

Other matters

8.27 The Council's Environmental Health department request conditions on unexpected contamination, a requirement for the mitigation measures as detailed in the submitted air quality report to be provided, a Construction and Environmental Management Plan (CEMP), and details of lighting and waste storage. These are considered reasonable to require through condition.

8.28 Northamptonshire Police raise concern that no security measures are identified in the application, such as the perimeter treatment of the car park, lighting and CCTV. It is considered reasonable to condition the provision of details on security measures for the site.

8.29 Strategic Planning have requested a condition on fire hydrants. West Northamptonshire Council Northampton Area have no policy basis for requiring fire hydrants and as such it is not considered reasonable to attach a condition requiring these.

9 FINANCIAL CONSIDERATIONS

9.1 The development is not CIL liable.

10 PLANNING BALANCE AND CONCLUSION

10.1 To conclude it is considered that the proposal would not have an undue detrimental impact on the appearance and character of the wider area, nor result in any undue harm to residential amenity, parking, and highway safety. Furthermore the proposal provides improved office accommodation and employment facilities for an existing established business within Northampton. The proposal therefore accords with the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions.

11 RECOMMENDATION / CONDITIONS AND REASONS

11.1 The proposed development is recommended for approval subject to the following conditions.

Time

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Plans

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

0200 Rev P-00 – Location plan
0201 Rev P-00 – Block plan
0203 Rev P-00 – Demolition plan
0300 Rev P-03 – Proposed masterplan
0301 Rev P-04 – Proposed site plan
0302 Rev P-00 – Proposed ground floor plan
0303 Rev P-00 – Proposed first floor plan
0304 Rev P-00 – Proposed second floor plan
0305 Rev P-00 – Proposed roof plan
0306 Rev P-00 – Proposed sections
0307 Rev P-00 – Proposed elevations
0309 Rev P-00 – Phasing plan
2030 L 01 P02 – Tree protection plan
02 Rev P01, 03 Rev P02 and 04 Rev P02 – Hard landscaping plans
05 Rev P01, 06 Rev P02 and 07 Rev P01 – Soft landscaping plans

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

Tree protection fencing

3. Prior to the commencement of each phase of the development hereby approved as outlined within plan 0309 Rev P-00 (including any demolition and all preparatory work), the barrier fencing for the protection of the retained trees as shown on the Tree Affected/Tree Protection drawing from Davies landscape Architects reference 2030 L 01 P02 dated 8 March 2021 within each corresponding phase shall be erected. The development thereafter shall be implemented in strict accordance with the approved details and the control measures shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed in the corresponding phase.

Reason: In the interests of securing a satisfactory standard of development and the preservation of existing trees in accordance with the requirements of the NPPF.

Bird boxes

4. Prior to the commencement of phase 2 of the development (as outlined within plan 0309 Rev P-00) details of the location and type of all bird boxes to be erected as identified at 4.15 of the submitted Ecological Appraisal by All Ecology reference 2123 version 1.0 dated 19th February 2021 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first use of the extension hereby permitted and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

CEMP

5. Prior to the commencement of each phase (as outlined within plan 0309 Rev P-00) of the development a Construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Each phase shall then be carried out in accordance with the corresponding approved CEMP. The CEMP shall include, though not necessarily be restricted to, the following details:

- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
- iii) Details of the siting of all vehicles of site operatives and visitors.
- iv) The unloading and loading arrangements for heavy plant and machinery.
- v) The location, extent and duration of any temporary stockpiling areas.
- vi) Measures to prevent mud being deposited on the surrounding highway.
- vii) Hours in which development will take place.
- viii) Non-road mobile machinery (NRMM) controls.
- ix) Details of temporary site storage, welfare facilities and contractor parking.
- x) Pollution prevention measures to protect Dallington Brook.

The approved CEMP and measures contained therein shall be adhered to throughout the construction process.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This condition is required pre commencement to ensure the agreement of such details in a timely manner.

Surface water and drainage

6. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy.

7. Notwithstanding the submitted details, before any above ground works commence a detailed design of the surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. In all calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2
- b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
- c) BRE 365 infiltration test results

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with the

requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

8. Before any above ground works commence a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

9. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted for approval in writing by the Local Planning Authority. The details shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

Acoustic fence

10. Prior to the commencement of phase 2 of the development (as outlined within plan 0309 Rev P-00) full details of acoustic fencing to the plant compound shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted, and shall be retained thereafter.

Reason: In the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Security

11. Prior to first use of the car park on the Lodge Way House, Steel Works, section of the site (bordered by Hill Close, Lodge Way and Rye Hill Close and outlined as phase 1 within plan 0309 Rev P-00) a crime security measures strategy for crime prevention for the car park hereby approved (including but not limited to details of CCTV, boundary treatments, lighting and access control to the car park) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for crime security shall be implemented in full accordance with the approved details prior to first use of car park hereby approved and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Closure of access points

12. Prior to the first use of the development hereby approved, the existing access points on Rye Hill Close and Hill Close, other than those access points shown on plan 0301 Rev P-00, shall be permanently closed (and the highway reinstated) in a manner to be approved in writing by the Local Planning Authority, and, notwithstanding the provisions of Class B of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 no further points of access shall be created thereafter.

Reason: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway in accordance with the requirements of the National Planning Policy Framework.

Signage - One way traffic in car park

13. Prior to the first use of the car park hereby permitted on the Lodge Way House, Steel Works, section of the site (bordered by Hill Close, Lodge Way and Rye Hill Close and outlined as phase 1 within plan 0309 Rev P-00), a scheme for the provision of signage within the site to control the one way direction of traffic through the site from the access on Rye Hill Close to the egress on Hill Close as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first use of the car park and retained as such thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy.

Cycle storage

14. Notwithstanding the submitted details full details of secure and covered cycle storage shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the extension hereby permitted. Development shall be carried out in accordance with the approved details prior to first use, and shall be retained thereafter.

Reason: In the interest of promoting sustainable transport in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

External lighting

15. Prior to the first use of each phase of the development (as outlined within plan 0309 Rev P-00) an external lighting scheme for each corresponding phase shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be provided prior to first use of the corresponding phase and retained on site in compliance with the details approved and in a fully working order.

Reason: In the interests of securing a satisfactory standard of development with regards to wildlife, neighbouring amenity and crime safety in accordance with the

requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

EV charging

16. Full details of the proposed 45 EV charging points as shown on plan 0301 Rev P-00 shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The details shall include the provision of 8 rapid charging units. Development shall be carried out in accordance with the approved details prior to first use of the extension or car park hereby permitted, and shall be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Parking SPD.

Refuse

17. Notwithstanding the submitted details, prior to first use of the extension hereby permitted full details of the provision for the storage and collection of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to first use of the extension hereby permitted and retained thereafter for the storage of waste and recycling.

Reason: In the interests of visual amenity and to ensure adequate refuse storage in accordance with the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy.

Soft landscaping

18. The soft landscaping for each phase (as shown in plan 0309 Rev P-00) identified within plans 05 Rev P01, 06 Rev P02 and 07 Rev P01, shall be carried out in the first planting and seeding seasons following the first use of the corresponding phase hereby permitted, and shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner of plants, shrubs and trees that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

Materials

19. Prior to the commencement of the development of the extension above ground floor slab level, full details of the external materials proposed for the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in full accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Hard landscaping

20. The hard landscaping for the development hereby shall be in accordance with the details within plans 02 Rev P01, 03 Rev P02 and 04 Rev P02 and provided prior to occupation of the relevant phase.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

Car parking

21. Prior to the first use of the extension hereby permitted, all of the parking spaces as shown within plan 0301 Rev P-04 shall be provided in full accordance with the approved plan and these parking spaces shall be retained at all times thereafter for the parking of vehicles in association with this development.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

Travel plan

22. The development shall be undertaken in full accordance with the measures and timetable identified within the submitted travel plan by jpp reference R-TP-22145-01-0 dated February 2021.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework.

Contamination

23. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Air quality

24. The development shall be undertaken in full accordance with the air quality mitigation measures outlined within sections 9.1 and 9.2 of the submitted Air Quality Assessment undertaken by MLM Consulting Engineers Ltd, dated 2nd March 2021, Ref: 66202387-MLM-ZZ-XX-RP-J-0001 Rev C01.

Reason: In the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Informatives:

1. Environmental Health advise that in order to promote and encourage other sustainable travel options to employees, it is recommended that the applicant considers providing onsite EV charging infrastructure for both E-bikes and E-Scooters in addition to that proposed for electric vehicles.
-

