

APPLICATION NO: 22/01128/FUL
VALIDATED ON: 11th November 2022

TO

Mr Derek Gibbs
Aqua Construction Ltd
c/o Miss Chloe Searle
Quattro Design Architects Ltd
Matthews Warehouse
High Orchard Street
Gloucester Quays
Gloucester
GL2 5QY

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Location: Worcester Parade Development Worcester Parade Gloucester

Proposal: Variation of condition 2 (plan numbers) to realign the pedestrian footway of planning permission 19/00820/FUL (Demolition of garages and erection of 5 affordable 1 bed flats with parking and landscaping)

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Condition 1

The development hereby permitted shall be carried out in accordance with the: Application form, Site Location Plan (5963.F.01A) Indicative Street Scene (5963.F.75E) Proposed Elevations (5963.F.70D) Proposed Floor Plans (5963.F.20C) Flood Risk Assessment Design and Access Statement Planning Statement and Transport Statement, Received by the Local Planning Authority 30th July 2019 Archaeology and Heritage Desk Based Assessment Flood Risk Assessment and Sequential Test Received by the Local Planning Authority 18th October 2019 Archaeological Final Evaluation received by the Local Planning Authority 22nd November 2019 Drainage reports - 18115-02B (Worcester Parade) 18115 (Surface water storage volume estimation) 18115 (Greenfield runoff rate estimation) received by the Local Planning Authority 17th December 2020, Proposed Site Layout (5963-P-10K) and Footway plan (6477-W-11.P2) received by the Local Planning Authority 11th November 2022 except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Condition 2

The development shall be built in accordance with the materials schedule (Rev P1) approved by the Local Planning Authority on 17th December 2021. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the materials harmonise with the surroundings in accordance with policy SD.4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 3

The construction management plan (prepared by Aqua Construction and approved by the Local Planning Authority 17th December 2021) shall be adhered to throughout the demolition/construction period.

Reason

In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Condition 4

No dwelling hereby permitted shall be occupied until the vehicle parking area (and turning space) shown on the approved plans Drawing no 5963-P-10K (Proposed site layout) received by the Local Planning Authority 11th November 2022 has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Condition 5

No dwelling hereby permitted shall be occupied until the footway has been reinstated where any vehicle crossover(s) are redundant, in accordance with the approved site layout, plan number 5963-P-10K (Proposed site layout) received by the Local Planning Authority 11th November 2022

Reason

In the interests of pedestrian safety.

Condition 6

Floor levels should be set at least 600mm above the design flood level of 11.60 metres above Ordnance Datum, as shown in Proposed Elevations (5963.F.70D) received by the Local Planning Authority on 30th July 2019.

Reason

To protect the development from flooding.

Condition 7

The scheme shall be implemented in accordance with the approved drainage details (plan number 18115-02B) received by the Local Planning Authority 17th December 2020 before any dwelling is occupied.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Condition 8

No dwelling shall not be occupied until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, including details of the boundary railings. The boundary treatment shall be completed before any dwelling is occupied and shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity and to ensure dwellings have satisfactory privacy in accordance with policies SD.4 and SD.14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017).

Condition 9

The properties shall not be occupied until covered and secure space for 5 bicycles has been constructed in accordance with the approved details and thereafter permanently retained as a cycle store.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up.

Condition 10

Notwithstanding the submitted plans, soft landscaping shall be implemented in accordance with a landscape scheme that has been submitted to and approved in writing by the Local Planning Authority. The submitted design shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers.

Reason

In order to protect the visual amenities of the area and in the interests of preserving and enhancing the area and contributing positively to green infrastructure.

Condition 11

The approved landscaping details shall be carried out in full concurrently with the development and shall be completed no later than the first planting season following the completion of the buildings. The planting shall be maintained for a period of 5 years following implementation. During this time any trees, shrubs or other plants which are removed, die, or are seriously damaged shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason

To ensure a satisfactory and well planned development and to protect the visual amenities of the area and in the interests of preserving and enhancing the area and contributing positively to green infrastructure.

Condition 12

The development shall be implemented in accordance with the approved surfacing details on the materials schedule (Rev P1) approved by the Local Planning Authority on 17th December 2021

Reason

To ensure a satisfactory appearance to the development and preserve the character and appearance of the Area.

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

Note 2

Severn Trent Water advise that there may be a public sewer located within the application site. Although statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact Severn Trent at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Note 3

You are advised that the Local Highway Authority has recommended to the Local Planning Authority (LPA) of which the development forms part and shall be treated as car free/low-car and the occupiers are ineligible for resident parking permits as well as visitors permits if in a residents parking scheme.

Note 4

In order to minimise any nuisance, from noise, vibration and dust emissions, during the demolition and construction phases the applicant should refer to the WRS Demolition and Construction Guidance and ensure its recommendations are complied with.

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Date: 18th January 2023



Jon Bishop
Planning Development Manager

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET