

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

Application number:	22/00047/FUL
Validated on:	22 nd February 2022
Site address:	Wessex Garages Mercia Road
Proposal:	Refurbishment of existing car showroom including part demolition and rebuild with proposed new car valet building and alterations to external car parking and display

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, and drawing numbers:

- Proposed Site Plan A021-10 Rev. B
- Proposed Showroom GF Plan A021-20
- Proposed Showroom Floor Plan A021-21
- Proposed Showroom Elevations A021-22
- Showroom GF Demolition A021-23
- Showroom FF Demolition A021-24
- Proposed Valet Bay A021-30
- Site Location Plan

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.

Condition 2

The development hereby approved shall not be brought into use until the parking facilities including EV charging facilities have been provided as shown on the approved plan (Proposed Site Plan, drawing no. A021/10 Rev B).

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 2

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3

The development hereby permitted shall not be brought into use until the surface water drainage scheme for the site has been completed in accordance with the details shown on the approved plans and documents:

- Proposed Drainage Layout 10319-SK102 Revision B (T M Ventham)
- Drainage Details 10319-SK103
- Attenuation Tank Design 10319 101A dated 17/05/22
- SUDS Maintenance Plan Ref: 10319, prepared by T M Ventham, dated May 2022

The drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan submitted with the application.

Reason

To ensure development would not result in unacceptable risk of pollution or harm to the environment and to ensure the proposed development does not exacerbate flood risk and deals with surface water run-off from the site in a sustainable manner.

Condition 4

Notwithstanding the details submitted no work above floor plate level shall be carried out until details of the materials proposed to be used on the southern elevation and roof of the Showroom Building and the proposed Valet Bay have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

Note 1

The acceptance of flood waters entering the buildings is deemed to be a business decision. For information, the 1% Annual Exceedance Probability (AEP) fluvial flood level with an allowance for climate change, known as the design flood level, for the site would be between 11.31 and 11.55m AOD(N). It is strongly recommend all essential services, such as electrical supplies are located above the higher level of 11.55m AOD(N), and that flood resilient materials be used within the interior of the building.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

Note 3

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.

**Jon Bishop**

Planning and Development Control Manager

Decision date: 12th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET