

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

Application number:	22/00333/COU
Validated on:	10 th May 2022
Site address:	44-50 Eastgate Street
Proposal:	Prior approval for the conversion of a commercial building (retail/offices) into C3 dwellings to create 20 self-contained apartments at second and third floor levels

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

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the details of the application form, and drawing numbers:

- Cover letter
- P-0046-100- location plan
- P-0046-101-site plan existing and proposed
- P-0046-105- existing floor plans
- P-0046-110-existing elevations
- P-0046-115-proposed ground floor plan
- P-0046-116-proposed first floor plan
- P-0046-117-proposed second floor plan
- P-0046-118- proposed third floor plan
- P-0046-120- proposed elevations

Received by the Local Planning Authority March 29th 2022 and the Design and Access statement including Flood Risk Assessment – May 2022 received by the Council May 12th 2022.

Reason

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

Condition 2

The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan Proposed Ground Floor Plan drawing no. P-0046-115 and those facilities shall be maintained for the duration of the development.

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 in accordance with paragraph 110 of the National Planning Policy Framework.

Condition 3

The apartments hereby approved shall not be occupied or brought into use until details of any acoustic mitigation/noise insulation measures detailed within the approved Noise Impact Assessment have been submitted to the Local Planning Authority and approved in writing. The measures shall be completed in full in accordance with the recommendations of that report. Thereafter, the development shall be maintained in accordance with the approved details.

Reason

To ensure that future occupiers of the development are not exposed to noise from the street outside that could give rise to significant adverse impacts on their health and the quality of life in accordance with the aims of paragraphs 174 and 186 of the National Planning Policy Framework.

Condition 4

The apartments hereby permitted shall not be occupied or brought into use until the bin storage area has been constructed/laid out and made available for use in accordance with the details of approved plan no. P-0046-115 and those facilities shall be maintained in accordance with the approved details and kept available for use by occupiers of the development.

Reason

To ensure that future occupiers of the development have safe and secure access to refuse storage areas in accordance with the policy advice of the National Planning Policy Framework.

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 Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

You are advised that consideration is given to the presence of asbestos containing materials (ACMs) in the office building. Any ACMs removed during alterations should be disposed of appropriately such that the development site may not be considered contaminated land under Part 2A at a later date. Appropriate asbestos surveys prior to demolition/alterations and handling of ACMs during works should be undertaken by competent and qualified professionals with experience of surveying and handling ACMs.

Note 3

Planning permission will be required for any external alterations that would materially or visually impact on the character of the Eastgate and St Michael's Conservation Areas or affect the significance of the building as a formally identified Non-designated Heritage Asset

Note 4

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 Development Manager

Decision date: 22nd December 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET