

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015. SCHEDULE 2, PART 11, CLASS B**

PRIOR APPROVAL REQUIRED AND GRANTED

Application Number:	22/00482/PRIOR
Date Application Valid	10 th May 2022
First schedule	Demolition of disused buildings within the Great Western rail yard
Second schedule	Buildings outlined in red and blue on page 2 of the Churngold Remediation Limited Outline Method Statement for Demolition ref. TE21.021.MS001 Rev. B, Great Western Road sidings, Great Western Road/Horton Road, Gloucester

With reference to the above notification, I hereby confirm that Gloucester City Council as Local Planning Authority considers that **Prior Approval is required for the method of demolition**, specifically for amenity impacts on nearby residents, and highways and ecological impacts, for the development described in the first schedule to this notice in respect of the land specified in the second schedule to this notice and **hereby grants Prior Approval** for the development subject to the following condition:

In accordance with Class B Conditions, B.2, (b) (viii) (aa) the works shall be undertaken in accordance with the following approved documents, including the mitigation measures set out therein:

Churngold Remediation Limited Outline Method Statement for Demolition ref. TE21.021.MS001 Rev. B

Vectos Construction Management Plan ref. VN212156 Great Western Yard, Gloucester – Construction Management Plan 01c

The demolition must be carried within a period of 5 years from the date of this decision.

Notes:

1. Your attention is drawn to the requirements of the Building Regulations, which will be required as a separate consent to this planning decision. You are strongly advised to contact the Building Control Partnership 01453 754871.
2. If evidence of bats is found works should cease immediately and the advice of a licensed bat ecologist sought. A licence from Natural England may be required before works can resume.

3. As proposed in the application and recommended by the applicant's ecologist demolition of the existing buildings must be preceded by a building inspection by a licensed ecologist to confirm the continued absence of bat roosts. Where features identified as being suitable for roosting bats cannot be exhaustively searched, works to these features should be carried out using a soft-demolition approach under an ecological watching brief (i.e. in the presence of a licenced bat ecologist). Once affected areas of the building have been declared free of bats by the licenced ecologist, works may proceed without supervision.
4. Nesting birds are protected by law. All buildings should be inspected for the presence of nesting birds immediately prior to works commencing. If nesting birds are found, works should cease immediately and not resume until chicks are fully fledged.



Jon Bishop

Planning and Development Control Manager

Decision date: 14th June 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET