

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

Application number:	22/00014/FUL
Validated on:	17 th December 2021
Site address:	Former Interbrew Eastern Avenue
Proposal:	Development of site to create fourteen industrial units having Planning Use Class E(g) (iii), B2 & B8 uses with ancillary offices, plus trade counter uses for Units 9 to 14, carparking, service areas and soft landscaping along with highways works to Chancel Close

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 begun before the expiration of 3 years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the drawings on the following plans except where otherwise required by conditions of this permission:

Site location plan ref. 21078-PL1001 Rev. 00

Proposed site plan ref. 21078-PL1003 Rev. 07

Site block plan ref. 21078-PL1004 Rev. 03

Unit 1 GA Ground floor plan ref. 21078-PL1011 Rev. 01

Unit 1 GA GF main entrance, FF and SF office plan ref. 21078-PL1012 Rev. 01

Unit 1GA roof plan alternative PV layout ref. 21078-PL1113 Rev. 00

Unit 1 Elevations ref. 21078-PL1014 Rev. 02

Unit 2 GA Ground floor plan ref. 21078-PL1021 Rev. 01

Unit 2 GA GF Main entrance, FF and SF office plan ref. 21078-PL1022 Rev. 01

Unit 2 GA roof plan alternative PV layout ref. 21078-PL1123 Rev. 00

Unit 2 Elevations ref. 21078-PL111024 Rev. 02

Unit 3 GA Ground floor plan ref. 21078-PL1031 Rev. 02

Unit 3 GA, GF Main entrance & FF office plan ref. 21078-PL1032 Rev. 02

Unit 3 Proposed GA roof plan alternative PV layout ref. PL1133 Rev. 01

Unit 3 Elevations ref. 21078-PL1034 Rev. 04

Unit 4 to 8 GA Ground & first floor plan ref. 21078-PL1041 Rev. 01
Unit 4 to 8 GA roof plan alternative PV layout ref. 21078-PL1143 Rev. 00
Unit 4 to 8 Elevations ref. 21078-PL1044 Rev. 03

Unit 9 to 14 GA Ground floor plan ref. 21078-PL1091 Rev. 03
Unit 9 to 14 GA Roof plan alternative PV layout ref. 21078-PL1193 Rev. 00
Unit 9 to 14 Elevations ref. 21078-PL1094 Rev. 03

Proposed site sections A-A and B-B ref. 21078-PL1203 Rev. 01
Proposed site sections C-C and D-D ref. 21078-PL1204 Rev. 01

Proposed fence line ref. 21078-PL1005 Rev. 03

Planting plan ref. 21-135-P-03 Rev. C

Reason

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

Condition 3

Notwithstanding the submitted details, construction of the following elements of the development shall take place only in accordance with specifications and samples of their appearance, as well as scaled elevations showing their use across the building, that have been submitted to and approved in writing by the Local Planning Authority in advance:

- All facing materials to walls of buildings and new structures within service yards/car parks;
- Cladding to roofs;
- New window and door framing / curtain wall glazing;

Reason

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

Condition 4

Notwithstanding the submitted details, construction of any photovoltaic arrays to any building shall take place only in accordance with details of their appearance, mounting structure, and location across the building/s that have been submitted to and approved in writing by the Local Planning Authority in advance.

Reason

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

Condition 5

Notwithstanding the submitted details, any new boundary treatments or means of enclosure shall be implemented only in accordance with scaled drawings of their location, form, appearance and materials that shall first be submitted to and approved in writing by the Local Planning Authority. The existing fencing to the site boundary with rail infrastructure land shall be retained.

Reason

To ensure a satisfactory appearance to the development and preserve the character and appearance of the area, and protect rail infrastructure.

Condition 6

Any premises used for Class E(g) (iii) industrial process (of the schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that specific use Class sub-category in any statutory instrument revoking and re-enacting that Order with or without modification) shall be used as such and for no other purpose (including any other purpose in Class E of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

The site is within an out of centre location and no justification has been provided for alternative uses in respect of main town centre use policy or highways impacts.

Condition 7

Any trade counter use shall operate only from any of the units numbered 9-14 on plan ref. 21078-PL1003 Rev. 07 Proposed site plan and shall operate only as Use Class B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification. The retail sales and display area of any individual unit of units 9-14 shall at no time exceed 20% of the overall floor space of the unit and at all times shall remain ancillary to the main use of the unit for purposes within Use Class B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

To define the terms of this permission in accordance with the unit proposals set out in the application, and in order to protect the vitality and viability of existing centres.

Condition 8

No goods, plant, material or machinery shall be deposited or stored on the site except within the buildings hereby approved or such other areas as shall have been approved in writing by the Local Planning Authority.

Reason

To protect the character and amenities of the area.

Condition 9

Offices associated with the approved development shall be occupied solely for purposes ancillary to the uses hereby approved.

Reason

The site is within an out of centre location and no justification has been provided for alternative uses in respect of main town centre use policy or highways impacts.

Condition 10

Notwithstanding the submitted details, prior to commencement of any planting details of any soft landscaping including tree and ground level planting, (comprising of a scaled layout plan, planting specification including with respect to trees the size of specimen at the time of planting, tree pit details and any below ground mechanism to accommodate trees alongside utilities) shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

Condition 11

The approved soft landscaping details shall be carried out in full concurrently with the development and shall be completed no later than the first planting and seeding season following the completion of the building works. The planting shall be maintained in accordance with the approved details 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 preserve and enhance the quality of the environment.

Condition 12

No development shall be commenced on the site nor shall any machinery or material be brought onto the site for the purpose of development until full details of adequate measures to protect trees on adjoining land have been submitted to and approved in writing by the Local Planning Authority, These shall include:

(a) Fencing. The protective fencing design must be to specifications provided in BS5837 2012 or subsequent revisions, unless agreed in writing with the Local Planning Authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development.

(b) Tree Protection Zone (TPZ). The area around trees enclosed by protective fencing shall be deemed the TPZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the Local Planning Authority. The TPZ shall be maintained during the course of development to the external parts of the building that requiring scaffolding or other mobile or fixed access equipment.

Reason

To ensure adequate protection to existing trees and to retain habitat, in the interests of the character and amenities of the area and protecting biodiversity. This is required prior to commencement of development given the harm that may be caused by initial works.

Condition 13

The doors of all units shall be kept closed other than for ingress and egress (in which case they shall be immediately fully closed after the required movement) between 2300hours and 0700hours on consecutive days.

Reason

In the interests of the amenities of the area and highway safety.

Condition 14

The cumulative noise impact from any external plant / equipment associated with the development shall not exceed the day time and night time noise limits detailed in section 7.3 of the Hoare Lea Acoustics Report (REVISION 2 – 03 DECEMBER 2021) when assessed in terms of BS4142:2014+A1:2019.

Reason

To safeguard the amenities of the area.

Condition 15

Construction and demolition work and the delivery of materials shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800hours to 1300hours on Saturdays and no construction or demolition work or deliveries shall take place on Sundays or Public/Bank Holidays.

Reason

To safeguard the amenities of the area.

Condition 16

Prior to commencement of any development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but is not limited to):

- a. Site access/egress
- b. Staff/contractor facilities and parking
- c. Storage, loading and unloading areas for materials and plant
- d. Dust mitigation measures
- e. Noise and vibration mitigation measures

Development shall take place only in accordance with the approved CEMP.

Reason

To protect the environment and ecological assets.

These details are required pre-commencement due to the potential impacts of the first phase of works.

Condition 17

Site clearance and construction shall be undertaken in accordance with the mitigation measures set out in the Clarkson & Woods Ecological Impact Assessment December 2021.

Reason

To ensure proper provision is made to safeguard protected species and ecological interests.

Condition 18

Prior to commencement of any approved use, mitigation measures other than for the site clearance and construction outlined in the Clarkson & Woods Ecological Impact Assessment December 2021 and a scheme for biodiversity enhancement, including incorporation of permanent bat roosting features and measures such as nesting opportunities for birds shall be submitted to and approved in writing by the Local Planning Authority. The approved details thereafter shall be implemented concurrently with the development or to any approved alternative timetable, and retained and maintained for their designed purpose, in accordance with the approved scheme. This shall include, but is not limited to, the following details:

- i. Plans showing locations and extent of all existing and proposed habitats and wildlife features;
- ii. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- iii. Materials and construction to ensure long lifespan of the feature/measure;
- iv. When the features or measures will be installed and made available.

Reason

To provide mitigation and net gains for biodiversity.

Condition 19

Prior to the commencement of the use of a building hereby approved, a scheme of seagull mitigation measures for that building shall be implemented in full in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Any management measures comprised in the approved details shall be operated for the lifetime of the development.

Reason

To deal with gull nuisance issues in the interests of the amenities of the area.

Condition 20

Prior to the commencement of use of any building hereby approved, details of any external lighting proposed to the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include;

- a. Light fixture positions on a scaled layout plan;
- b. Light fixture manufacturer details, including details of any shields, cowls or blinds, and scaled elevations if a freestanding fixture;
- c. Light luminosity and colour;
- d. A scaled plan clearly showing light spill contours (Lux plan);
- e. An ecologist note that in conjunction with the submitted plans demonstrates that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The details shall include, but not be limited to, a drawing showing sensitive areas and/or dark corridor safeguarding areas, and methods to control lighting (e.g. timer operation, passive infrared sensor (PIR));
- f. Any other measures required to prevent impact on railway operations.

All external lighting shall only be installed in accordance with the specifications, locations and control measures set out in the approved details. These shall be maintained thereafter in accordance with these details.

Reason

To ensure proper provision is made to safeguard protected species and their habitats, safeguard railway safety, and in the interests of the amenity of the area.

Condition 21

No development that involves intrusive works to the ground or soft landscaping at ground level, other than site securing, archaeological works, or that required to be carried out as part of an approved scheme of remediation shall commence until parts 1 to 3 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, which has first been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must accord with the provisions of the EPA 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development that involves intrusive works to the ground or soft landscaping at ground level other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (elsewhere referred to as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

4. Reporting of Unexpected Contamination

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 in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2 above, and submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, and submitted to and approved in writing by the Local Planning Authority in accordance with part 3 above.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an appropriate time period, and the provision of reports on the same, shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be submitted to and approved in writing by the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is required prior to intrusive works because there is potential for contamination to exist on the site.

Condition 22

Notwithstanding the submitted details, no development shall commence other than site securing, until a detailed design for the surface water drainage strategy presented in the Proposed Drainage Planning Strategy 21-038-CAN D00 Rev. P3, the Pollution mitigation report ref. 21-038-CAN dated 09/06/2022 and (except where superseded by the above mentioned documents) the I&L Consulting Ltd Flood Risk Assessment 21-038_Access Park, Gloucester 24th November 2021 has been submitted to and approved in writing by the Local Planning Authority. The submitted design must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and shall be fully operational before the development is first occupied for any of the uses hereby permitted.

Reason

To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding and to minimise the risk of pollution. It is important that these details are agreed prior to the commencement of intrusive development as such works on site could have implications for drainage, flood risk and water quality in the locality.

Condition 23

The development hereby permitted shall not be occupied for any of the uses hereby permitted until a SuDS management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the approved details for the lifetime of the development.

Reason

To provide for the continued operation and maintenance of sustainable drainage features serving the site and to ensure that the development does not result in pollution or flooding, to improve water quality at point of discharge.

Condition 24

No development shall commence other than site securing or archaeological works until a Waste Minimisation Statement for the Construction Period has been submitted to and approved in writing by the Local Planning Authority. The Waste Minimisation Statement shall include details of the types and volumes of construction waste likely to be generated and the existing demolition waste including measures to minimise, re-use and recycle that waste, and minimise the use of raw materials. The development shall be carried out in accordance with the approved Waste Minimisation Statement.

Reason

In the interests of waste minimisation. This is required pre-commencement given the impacts are likely to commence immediately upon development starting.

Condition 25

The development hereby permitted shall not be occupied until an Employment and Skills Training Plan, tailored to the development, has been submitted to and approved in writing by the Local Planning Authority. The plan shall identify opportunities for the employment and skills development of local people during the construction and operational stages of the development. The development shall be subsequently carried out in accordance with this approved plan.

Reason

In the interests of delivering local employment and skills training opportunities.

Condition 26

No building on the development hereby permitted shall be occupied until the approved access works (including the signal controlled junction on Eastern Avenue, cycleways, carriageways, vehicular turning head/s and footways (with surfaces to surface course level); surface water drainage/disposal, and street lighting) have been completed in their entirety including ensuring provision of access from the nearest public highway to that building, and furthermore new junction signals linked with the Eastern Avenue/Metz Way and Eastern Avenue/York Road junctions have been completed in their entirety.

Reason

In the interest of highway safety; to ensure safe and suitable access has been provided for all people.

Condition 27

The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of all access and egress points to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of the number of metres stated within Manual for Streets for the designated road speed in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason

In the interests of highway safety.

Condition 28

The development hereby permitted shall not be occupied until bus infrastructure improvement measures on Metz Way in both directions (north west bound and south east bound) have been implemented in accordance with details to be submitted to and approved in writing in advance by the Local Planning Authority. The details shall comprise of location, shelters, and journey planning infrastructure.

Reason

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up.

Condition 29

Prior to the occupation of any individual unit the cycle and bin storage facilities associated with it shall be made available for use in accordance with the approved plans (subject to any revisions approved pursuant to other conditions of this permission), and those facilities shall be maintained for the lifetime 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, and in the interests of the visual amenities of the area and avoid clutter on the highway.

Condition 30

No individual unit hereby approved shall be brought into use until electric vehicle charging points associated with that unit have been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The proposal shall contain details of the number and location of all electric vehicle charging points and shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason

To encourage sustainable travel and healthy communities.

Condition 31

No development shall commence until a Construction Management Plan for highways matters has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition and construction period. The plan shall provide for:

- 24 hour emergency contact number;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Any temporary access/es to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles including a banksman if necessary;
- Booking system for deliveries, etc.
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

In the interests of safe operation of the adopted highway during the demolition and construction phase of the development.

Condition 32

No building or use hereby permitted shall be occupied or use commenced until a Framework Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use and mechanisms for monitoring and review over the life of the development and timescales for implementation has been prepared, submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of each individual unit a Travel Plan for that unit, which shall be in general accordance with the Framework Travel Plan, shall be submitted to and approved in writing by the Local Planning Authority.

The approved Travel Plans shall be implemented in accordance with the provisions and timescale within them.

Reason

In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

Condition 33

No individual unit hereby approved shall be brought into use until accessible car parking spaces associated with that unit have been provided in accordance with details showing their locations on scaled drawings that shall be submitted to and approved in writing by the Local Planning Authority in advance and thereafter shall be kept available for disabled users as approved. The overall provision for the development shall be at least 25 spaces.

Reason

To provide safe and suitable access for all users.

Condition 34

The development hereby approved shall not commence other than site securing until detailed drawings of the works comprising:

- Off street highway junction works;
- 3m wide pedestrian cycle way;
- New access arrangements;

have been submitted to and approved in writing by the Local Planning Authority; and no building shall be occupied until those works have been constructed in accordance with the approved details.

Reason

To ensure the safe and free flow of traffic onto the highway.

Condition 35

Neither Unit 1 nor 2 (as defined on Proposed site plan ref. 21078-PL1003 Rev. 07) shall be occupied until a Site Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures to protect vulnerable users in the vicinity of HGV movements. The development shall be operated at all times in accordance with the approved Site Management Plan.

Reason

To protect vulnerable users on the site.

Informatives:

Note

This permission is associated with a legal agreement dated 21st September 2022.

Note

The proposed development will require a Travel Plan. Gloucestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils website. As part of this process the applicant must register for Modeshift STARS and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicant can register at www.modeshiftstars.org.

Note

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk.

Note

Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Note

Construction Management Plan (CMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

Note

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

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

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.

Note

The applicant must comply with the provisions of the demarcation agreement dated 21 February 1996 made between the British Railways Board and Railtrack PLC that benefit Network Rail's land and railway.



Jon Bishop

Planning and Development Control Manager

Decision date: 22nd September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET