

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **7TH OCTOBER 2014**

ADDRESS/LOCATION : **26 HEMPSTED LANE GLOUCESTER**

APPLICATION NO. & WARD : **13/01216/FUL
WESTGATE**

EXPIRY DATE : **20TH MARCH 2014**

APPLICANT : **WATTS OF LYDNEY GROUP LIMITED**

PROPOSAL : **DEMOLITION OF EXISTING BUILDINGS
AND CONSTRUCTION OF NEW FACILITY
FOR COMMERCIAL VEHICLE REPAIR AND
SALES CENTRE.**

REPORT BY : **BOB RISTIC**

**NO. OF APPENDICES/
OBJECTIONS** : **SITE LOCATION PLAN**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located on the southern side of the Hempsted 'tip road', a no-through road which serves the application site and the nearby waste site.
- 1.2 The application site is set approximately 50 metres to the west of Hempsted Lane, measures approximately 1.09 hectares in area and comprises, a cluster of three commercial buildings to the eastern side of the site, with the remaining land to the west being laid out as hard standing.
- 1.3 The surrounding area comprises a variety of land uses, including the Hempsted waste tip and commercial development to the north and east. The land to the south is the former MOD site which is subject to a separate planning application for housing and public open space. Beyond the former MOD site are existing dwellings at Honeythorn Close.
- 1.4 The middle part of the site is classified as Flood Zone 2 whereas the northern southern and western parts are in Flood Zone 3.
- 1.5 The site was formerly occupied by Joseph Rice Trucks but has been vacant for a number of years.

- 1.6 This application seeks planning permission for the demolition of all the various buildings and structures at the site and its redevelopment with a single building for use as a commercial vehicle service repair and sales centre.
- 1.7 The proposed building would have a foot print of approximately 1,360 square metres and would provide a total of 1,830 square metres in floor area, including a proposed first floor office and storage area.
- 1.8 The applicant has advised that the proposed building is intended to be occupied by Imperial Commercials, who are intending to re-locate from their existing site at Mercia Road.
- 1.9 This application has been brought before the planning committee as the proposal 'entails more than 1,000 square metres of gross floor space' and (notwithstanding the absence of any objections) can not be determined under officers delegated powers.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The application site has been subject to numerous planning applications, the most recent of which are summarised below:

12/00995/FUL - Reconfiguration and extension to existing commercial vehicle repair and sale centre - Withdrawn

07/01400/FUL - Extension to bay of vehicle repair workshop - Grant

02/00722/FUL - Erection of replacement storage building - Grant

3.0 PLANNING POLICIES

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

Central Government Guidance - National Planning Policy Framework

- 3.2 The NPPF is a material consideration in determining this application.

Decision-making

The NPPF does not alter the requirement for applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF is underpinned by a presumption in favour of sustainable development. It advises that authorities should approve development proposals that accord with statutory plans without delay, and also grant permission where the plan is absent, silent, indeterminate or out of date. This should be the case unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework as a whole, or specific policies in the NPPF indicate development should be restricted.

Authorities should seek to approve applications where possible, looking for solutions rather than problems.

- 3.3 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework is also a material consideration.

For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

- 3.4 From the Second Stage Deposit Plan the following policies are relevant:

- 3.4.1 BE.1 – Scale Massing & Height
BE.7 – Architectural design
BE. 21 – Safeguarding of amenity
TR.31 – Road safety
FRP.1a – Development and Flood Risk

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have ‘development plan status’. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council’s Local Development Framework Documents which reached Preferred Options stage in 2006.

- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to

- The stage of preparation of the emerging plan
- The extent to which there are unresolved objections to relevant policies; and

- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 Gloucestershire County Highways – No objections subject to condition.

4.2 City Council Archaeologist – No objections subject to condition.

4.3 Environment Agency – No objections subject to condition.

4.4 Environmental Health Protection – No objections subject to conditions.

4.5 Environmental Health Contamination - No objections subject to condition

4.6 Fisher German – no objections

5.0 PUBLICITY AND REPRESENTATIONS

5.1 The occupiers of eight neighbouring properties were notified of the application by letter. The application was also advertised by site notice and press notice.

5.2 There have been no representations.

5.3 The full content of all correspondence on this application can be inspected at the Herbert Warehouse reception, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

6.1 The proposal seeks to redevelop the site to meet the operational requirements of Imperial Commercials, who are seeking alternative premises to their Mercia Road facility within the city.

6.2 The proposal would provide a part single and part 2 storey building within the middle-eastern part of the site, broadly in the same location as the existing cluster of buildings.

6.3 The proposal would lead to an approximate increase in floor area from the current 1,160 square metres to a building with a footprint of 1,360 square metres and a total floor area of 1,830 square metres when accounting for the additional office and storage area at first floor level. The proposed building would have an overall height of 9.6 metres which would be approximately 1.7 metres lower than the highest building presently at the site.

- 6.4 While the building would be of a 'commercial character', the proposal would have windows and principal pedestrian access upon its eastern elevation facing towards the Junction with Hempsted Lane and the site access. This would serve to create visual interest to this key elevation and would result in a significant improvement to the appearance of this site.
- 6.5 The northern and western elevations would include shutter doors to allow vehicle access to the building. The southern elevation facing towards residential properties at Honeythorn Close and the former MOD site would be blank with the exception of a personnel door to the VOSA testing bay.
- 6.6 The applicant has agreed to provide a timber fence to the southern elevation of the site which would provide screening of the development and parked vehicles when viewed from residential properties at Honeythorn Close and the adjoining land at the former MOD site.
- 6.7 The western end of the site would be used for the parking of commercial and staff vehicles and would retain its existing 'open' character.
- 6.8 It is considered that the proposed redevelopment would result in the positive redevelopment of this vacant site and would result in a significant improvement in the appearance of the area.

TRAFFIC AND TRANSPORTATION

- 6.9 The proposed development would have an in/out access arrangement, with vehicles entering the site from its eastern end, exiting to at a point to the middle part of the northern boundary of the site.
- 6.10 The submitted details have demonstrated that there is adequate visibility from the site exit onto the 'tip road' to serve the proposed development.
- 6.11 The Framework requires development to be located and designed, where practical, to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. It is considered that the site is in a sustainable location for this purpose.
- 6.12 As the site has been used for a significant time for employment purposes and the fact that the access road is private and under the control of a third party, it would not be practical to require the provision of a new footway.
- 6.13 The applicant has advised that during the normal working day, between 30 and 35 employees will be on site. 34 staff parking bays are proposed, with 11 additional visitor bays. This level of parking proposed will be sufficient to accommodate demand associated with the development and there would be no displaced parking demand on to the surrounding streets.
- 6.14 A condition requiring the provision of cycle parking will also serve to promote alternative methods of transport to the car.

FLOOD RISK

- 6.15 The application has been accompanied by a flood risk assessment and Environment Agency has advised that the site currently lies within Flood Zones 3a and 2. The proposed use would be defined as 'less vulnerable' as set out in table 2 of the national Planning Policy Framework (NPPF) and is the same category of risk as the current use of the site.
- 6.16 The submitted Flood Risk Assessment shows that the new building will be located partially within the 1 in 100 year floodplain, including an allowance for climate change. As the finished floor levels would be set above the model flood level the building would not technically flood
- 6.17 The overall proposal would result in a potential loss in floodplain storage of approximately 45cubic metres which would partially be offset by the removal of the two small existing buildings to the north of the site and the reduction of their associated ground levels to the surrounding ground levels. It is estimated that this would compensate for 24 cubic metres of floodplain storage leaving an outstanding volume of 21cubic metres. The Environment Agency has advised that this resulting loss of storage is not significant enough to result in any adverse impact on flood risk and no objections have been raised.
- 6.18 The surface water drainage from the site can be controlled by condition which would require the existing discharge rate for all events up to and including the 1 in 100 year return period, (including an allowance for climate change), to be reduced by 20% through the use of sustainable drainage techniques wherever possible.

CONTROL OF POLLUTION

- 6.19 The application has been accompanied by a noise assessment and supplementary details. It is considered that subject to compliance with conditions the new development would have no greater impact in terms of noise than that associated with the previous occupier/use of the site.

6.0 CONCLUSION/REASON FOR APPROVAL

- 6.1 In compiling this recommendation the council have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.
- 6.2 The proposal would bring back into use an existing vacant site in an existing commercial area. The impact of the proposal has been carefully assessed

and it is concluded that subject to compliance with conditions, there would be no demonstrable harm to the visual amenities of the area, highway safety or residential amenities. Furthermore, the proposal would not exacerbate the risk of flooding. For these reasons the proposal is considered to be in accordance with Policies FRP.1a, BE.1, BE.7, BE.21, BE.23 and TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Compliance with NPPF

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.

7.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

7.1 That planning permission is granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of 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 approved amended) drawing nos.ARC.1071 PL200 01A, 02A and 03C received by the Local Planning Authority on 23rd June 2014, the submitted application form, submitted supporting information and any other conditions attached to this permission.

Reason

To ensure that the use is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

PRIOR TO COMMENCEMENT

Condition 3

Development shall not take place until details or samples of materials to be used externally (including details of cladding, profile, windows/doors and their colour and reveals) 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 a satisfactory appearance to the development in accordance with policies BE.7 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Development shall not take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, height, materials and type of boundary treatment to be erected (including precise details of a close boarded timber fence to the southern boundary of the site as proposed in email received by the local Planning Authority on 11th September 2014). The boundary treatment shall be completed in accordance with the approved details before the building hereby approved is first occupied and the boundary treatments shall be similarly maintained thereafter.

Reason

In the interests of visual amenity and to provide adequate screening and reasonable noise attenuation to the development in accordance with policies FRP.10, BE.4 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 5

The development hereby permitted shall not commence until details for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include proposals for the disposal of surface water in accordance with the principles of Sustainable Urban Drainage Systems (SUDS) and shall be implemented prior to the first use or occupation of the development and maintained thereafter for the life of the development.

Reason

To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Gloucester City Council and Central Government and policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 6

Details of any floodlighting or external lighting proposed to illuminate the site shall be submitted to and approved in writing by the local planning authority before the building is first occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason

To safeguard local amenities in accordance with policies FRP.9 and SR.3 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 7

The development hereby permitted shall not be occupied until a drainage plan of the site, including details of pollution traps, have been submitted to and agreed in writing by the Local Authority. The scheme as agreed shall be completed in accordance with the approved details and shall be similarly maintained thereafter.

Reason

To protect against pollution and in accordance with policy FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 8

The development hereby permitted shall not be occupied until secure and covered cycle storage facilities for a minimum of 6 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that adequate cycle parking is provided and to promote cycle use in accordance TR.12 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 9

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. specify measures to control the emission of dust and dirt during construction

Reason

To reduce the potential impact on the public highway and in accordance with Policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 10

Development shall not commence on site until a scheme has been submitted for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Local Planning Authority and should meet the requirements of Building Regulations Approved Document B Volume 2 Sections 15 & 16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Local Planning Authority.

Reason

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in the interest of community safety and in accordance with Policy BE.5 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 11

No development shall commence until details of measures to prevent vehicles exiting the site using the eastern access point have been submitted and approved by the Local Planning Authority and the building hereby permitted shall not be occupied until those facilities have been provided and they shall be maintained available for those purposes for the duration of the development hereby permitted.

Reason

To reduce potential highway impact by ensuring that safe and suitable egress is provided from the site in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 12

Prior to the commencement of the development hereby permitted, the two existing buildings adjacent to the northern site boundary (shown as having a respective FFL of 10.60m and 10.79m AOD on Drawing No. RSLHT-MG-1870-P/1030 Rev 02) shall be demolished and the resulting ground levels shall be no higher than adjoining ground levels.

Reason

To compensate for the loss of floodplain storage resulting from the development and in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 13

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts i to iv 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 iv has been complied with in relation to that contamination.

i. 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. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is

subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) 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,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (c) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

ii. 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 prepared, and is subject to the approval in writing of 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.

iii. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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 that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

iv. 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 i, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part ii, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part iii.

v. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of 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 produced, and submitted to 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 in accordance with policy FRP.15 of the Second Deposit City of Gloucester Local Plan (2002).

DURING CONSTRUCTION

Condition 14

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason

To protect the amenity of local residents in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 15

No materials or substances shall be burnt within the application site during the construction phase.

Reason

To safeguard residential amenity and prevent pollution in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 16

Finished floor levels shall be set at least 10.95 metres above Ordnance Datum.

Reason

To minimise the risk of flooding to the development in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

Condition 17

There shall be no storage or raising of ground levels within that part of the site shown liable to flood (as shown highlighted on drawing No. RSLHT-MG-1870-P/1050 Rev 02), other than that associated with the new building the subject of this permission.

Reason

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Policy FRP.1a of the Second Deposit City of Gloucester Local Plan (2002).

PRIOR TO OCCUPATION**Condition 18**

The building hereby permitted shall not be occupied until the vehicular access and egress has been laid out and constructed in accordance with the submitted plan no.ARC.1071 PL200 03 rev C and shall be maintained for the duration of the development.

Reason

To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 19

The building hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan drawing no.ARC.1071 PL200 03 rev C and those facilities shall be maintained available for those purposes for the duration of the development.

Reason

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with policy TR.31 of the Second Deposit City of Gloucester Local Plan (2002).

DURING OCCUPATION**Condition 20**

There shall be no horn testing, pressure washing or use of heavy grinding equipment or heavy impact tools (such as metal stamping, panel beating or metal cutting machines) outside of the hours of 08:00 to 20:00 Mondays to Fridays, 08:00 to 18:00 Saturdays and 10:00 to 16:00 Sundays and Bank Holidays

Reason

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 21

All extract fans when running together shall not exceed a noise level of 30LAeq, 5min at night and 40LAeq, 1hr in the daytime at any dwelling or proposed dwelling and there shall be no tonal elements.

Reason

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 22

The workshop doors shall be closed between the hours of 20:00 hrs and 08:00hrs other than to allow vehicular access/egress into the building.

Reason

To define the terms of this permission and to ensure that the development does not result in harm to the amenities of the occupiers of nearby residential properties, in accordance with policies BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 23

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason

To prevent pollution of the water environment in accordance with policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002).

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

Notwithstanding the submitted drawings, this permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary

Note 3

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 4

You are advised to contact Fisher German Chartered Surveyors (01799 564101 - OPA Central Services, Saffron Walden Essex, CB10 2NF Ref No.GPSSLS-140116-GG-408-UEG /AFF/AJB/MC) prior to undertaking any development works at the site as there may be Government Pipelines and Storage Systems infrastructure within the application site.

Decision:

Notes:

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Person to contact: Bob Ristic (Tel: 01452 396822)

13/01216/FUL

**26 Hempsted Lane
Gloucester
GL2 5JF
Planning Committee 07.10.2014**



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