

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 2nd May 2023

ITEM 6 – Old Hempsted Fuel Depot – 22/00355/REM.

Additional Consultation Responses

Environmental Protection Adviser (WRS) – No objection subject to the inclusion of a condition requiring the submission and approval of sound insulation for the proposed glazing and ventilation products.

Highway Authority – Response updated to include conditions and requirement for an additional Head of Term for the S106 Agreement requiring a Monitoring Fee and Default Payment in association with the Travel Plan.

UPDATED RECOMMENDATION OF THE PLANNING DEVELOPMENT MANAGER

That, the grant planning permission is delegated to the Planning Development Manager subject to the conditions set out below and the completion of a Section 106 agreement to secure the following:

- 20% on site affordable housing units (20%)
- A contribution of £322,807 towards off-site formal sport provision
- On site POS provision to include a LEAP, details of a Management Company and open spaces works specification.
- A contribution of £8,997.25 towards the provision of allotments
- A contribution of £13,720 is proposed to library provision, specifically towards additional library resources at Gloucester Library.
- A contribution of £246,546.55 is proposed for secondary school provision in the Gloucester Secondary Planning Area.
- The provision of 3 self-build units

A Monitoring Fee and Default Payment in association with the Travel Plan

Condition 1

The development hereby permitted shall be begun before the expiration of three 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 application form, and drawing numbers:

- Site Location Plan - GLHL-PL-001
- Planning Layout Colour - GLHL-PL-002.0 Rev A
- Context Plan - GLHL-PL-002.1 Rev A
- Developable Area Plan - GLHL-PL-002.2 Rev A
- Boundaries Plan - GLHL-PL-004 Rev A
- Affordable Housing Plan - GLHL-PL-005 Rev A

- Schedule of Accommodation - GLHL-PL-006 Rev A
- Storey Heights Plan - GLHL-PL-007 Rev A
- Adoptions & Management Plan - GLHL-PL-008 Rev A
- Parking & Cycle Storage Plan - GLHL-PL-009 Rev A
- Electric Vehicle Charging Plan - GLHL-PL-011 Rev A
- Refuse Plan - GLHL-PL-012 Rev A
- Site Sections - GLHL-PL-070.3 Rev A
- Site Sections - GLHL-PL-070.4 Rev A
- Site Sections - GLHL-PL-070.5 Rev A
- Site Sections - GLHL-PL-070.6 Rev A
- Site Sections - GLHL-PL-070.7 Rev A
- Proposed House Type Floor Plans & Elevations Pack - GLHL-PL Rev A
- Engineering General Arrangement - LCH_HLG-ENG-100 Rev C
- External Works Layout Sheet 1 of 3 - LCH_HLG-ENG-110 Rev C
- External Works Layout Sheet 2 of 3 - LCH_HLG-ENG-111 Rev C
- External Works Layout Sheet 3 of 3 - LCH_HLG-ENG-112 Rev C
- External Works – POS Levels - LCH_HLG-ENG-113 Rev D
- Private Drainage Layout Sheet 1 of 3 - LCH_HLG-ENG-120 Rev C
- Private Drainage Layout Sheet 2 of 3 - LCH_HLG-ENG-121 Rev C
- Private Drainage Layout Sheet 3 of 3 - LCH_HLG-ENG-122 Rev C
- Surface Water Area Plan - LCH_HLG-ENG-140 Rev A
- Gully Catchment Plan - LCH_HLG-ENG-145 Rev B
- Highway Drainage and Contours Plan - LCH_HLG-ENG-150 Rev C
- Flood Routing Plan - LCH_HLG-ENG-160 Rev C
- Long Sections – Notes - LCH_HLG-ENG-200 Rev A
- Long Section Sheet 1 of 4 - LCH_HLG-ENG-201 Rev A
- Long Section Sheet 2 of 4 - LCH_HLG-ENG-202 Rev A
- Long Section Sheet 3 of 4 - LCH_HLG-ENG-203 Rev A
- Long Section Sheet 4 of 4 - LCH_HLG-ENG-204 Rev A
- Manhole Schedules - LCH_HLG-ENG-210 Rev A
- Section 104 Plan - LCH_HLG-ENG-230 Rev C
- Road Construction Details Sheet 1 of 2 - LCH_HLG-ENG-250 Rev B
- Road Construction Details Sheet 2 of 2 - LCH_HLG-ENG-251 Rev A
- Manhole Construction Details - LCH_HLG-ENG-260 Rev -
- Headwall Construction Details - LCH_HLG-ENG-270 Rev A
- Headwall Construction Details - LCH_HLG-ENG-271 Rev A
- Headwall Construction Details – S30 - LCH_HLG-ENG-272 Rev A
- Control Chamber Construction Detail - LCH_HLG-ENG-280 Rev A
- Control Chamber Construction Detail – S108 LCH_HLG-ENG-281 Rev A
- Control Chamber Construction Detail – S1104 - LCH_HLG-ENG-282 Rev -
- Balancing Pond Construction Details - LCH_HLG-ENG-290 Rev B
- Cellular Storage Construction Details Sheet 1 of 3 - LCH_HLG-ENG-295 Rev –
- Cellular Storage Construction Details Sheet 2 of 3 - LCH_HLG-ENG-296 Rev -
- Cellular Storage Construction Details Sheet 3 of 3 - LCH_HLG-ENG-297 Rev -
- Flood Compensation Details - LCH_HLG-ENG-620 Rev C
- Flood Risk Assessment - GLHL-ENG-111.2 Rev 6
- Outfall Connectivity Plan - 230223 - LCH-HLG-OCP-001

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 3

No occupation of the development approved by this permission shall be commenced until the flood storage works as set out on drawing RACE/LCH/HLG/ENG_620 Rev C dated August 2022 have been completed. The scheme shall be implemented in accordance with the approved programme and details.

Reason

To alleviate the increased risk of flooding.

Condition 4

The development hereby permitted shall not commence until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy presented in the Flood Risk Assessment/Drainage Strategy [GLHL-PRELIM-ENG-111.2-FRA6 Rev 6, dated 16/2/23] has been submitted to and approved in writing by the Local Planning Authority. The submitted strategy 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. In particular, it should be ensured that all vehicular areas meet the CIRIA C753 water quality mitigation indices requirements, and that the default route for flows in the western catchment are through, rather than around, the basin. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason

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

Condition 5

The development hereby permitted shall not commence until a satisfactory onward flow route has been achieved for the surface water outfall serving the western drainage parcel. In particular, the culvert shown on the outfall connectivity plan (ref LCH-HLG-OCP/001) shall be fully cleared and the ditch to each side of this shall be graded to suit over a suitable chainage.

Reason

To ensure that there is a satisfactory flow route from the surface water outfall serving the western parcel of the development site, to mitigate the risk of flooding.

Condition 6

The development hereby permitted shall not be brought in to use/occupied until a Flood Warning & Evacuation Plan (FWEP) has been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include (but not be limited to) proposals for flood warnings and associated site-specific actions, process for review to take account of changes to flood risks, roles and responsibilities, signage and emergency access/egress. The plan shall be implemented in accordance with the approved details before the development is first brought into use and thereafter for the lifetime of the development.

Reason

To ensure that the development remains safe for its users over the lifetime of the development.

Condition 7

The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of foul water drainage works have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, and the drainage maintained/managed, in accordance with the approved details before the development is brought into use and thereafter for the lifetime of the development.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Condition 8

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 1 to 4 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. 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:

- (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 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 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.

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 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 (referred to in PPS23 as a validation 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.

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, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, 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 3.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation, 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 'LCRM' – Land Contamination Risk Management.

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 off-site receptors.

Condition 9

Full details of any soil or soil forming materials brought on to the site for use in garden areas,

soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

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.

Condition 10

Prior to the commencement of development, a Construction Waste Management Plan must be submitted to and approved in writing by the Local Planning Authority. The management plan must detail the sustainable waste management compliance and assurance requirements to be maintained on the site during development including site preparation. The management plan must include as a minimum the following information:

- a) Classification of all waste including hazardous waste according to current legislative provisions;
- b) Performance measurement and targets for minimising waste disposal and increasing waste recycling set against estimated waste forecasts;
- c) Reporting of project performance on quantities and options utilised;
- d) Measures to minimise waste generation;
- e) Opportunities for material re-use and waste recycling;
- f) Provision for the segregation of waste streams on the site that are clearly labelled;
- g) Licensing requirements for disposal sites;
- h) An appropriate audit trail encompassing waste disposal activities and waste consignment notes;
- i) Measures to avoid fly tipping by others on lands being used for construction;
- j) Measures to provide adequate training and awareness through toolbox talks; and
- k) Returns policies for unwanted materials.

All details shall be fully implemented as approved unless the Local Planning Authority gives prior written permission for any variation.

Reason

To ensure the effective implementation of waste minimisation and resource efficiency measures at the construction stage of development in accordance with Policy SD3 of the adopted Gloucester, Cheltenham, Tewkesbury Joint Core Strategy and Core Policy WCS2 – Waste Reduction of the adopted Gloucestershire Waste Core Strategy.

Condition 11

Prior to the commencement of above ground development, an Occupation Waste Management Plan must be submitted to and approved in writing by the Local Planning

Authority. The Occupation Waste Management Plan must include full details of the provision made for waste and recycling storage by occupants. The waste and recycling storage provision shall be provided in accordance with the approved details prior to first occupation of the development unless the Local Planning Authority gives prior written permission for any variation.

Reason

To ensure the effective implementation of waste minimisation and resource efficiency measures at the occupation stage of development in accordance with Policy SD3 of the adopted Gloucester, Cheltenham, Tewkesbury Joint Core Strategy and Core Policy WCS2 of the adopted Gloucestershire Waste Core Strategy.

Condition 12

No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing, a comprehensive scheme of landscaping in accordance with the principles set out in the Framework Landscape and Ecological Management Plan (FLEMP, prepared by Harris Lamb, dated 21st February 2023), which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development together with full details of the proposed Local Equipped Area for Play (LEAP).

Reason

In the interests of visual amenity.

Condition 13

Notwithstanding the submitted details the development hereby permitted shall not be occupied until hard landscape works have first been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall include details of all hard-surfacing materials proposed and proposed finished levels or contours.

Reason

In the interests of visual amenity.

Condition 14

All planting, seeding, or turfing in the approved details of landscaping for the residential development and/or the approval of reserved matters for landscaping in respect of the employment development shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity.

Condition 15

No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall cover the first ten years of management following the commencement of construction and enabling works. Enhancement measures shall be included for existing natural habitats and created habitats, as well as those for protected species. All Ecological enhancements outlined in the LEMP shall be implemented as recommended in the LEMP and the number

and location of ecological features to be installed shall be specified.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 16

The trees/hedgerows to be removed shall be replaced during the first planting season following removal by trees/hedgerows of a species, size and in locations that have first been submitted to and approved in writing by the Local Planning Authority. This will be in the form of heavy standard nursery grown trees to create the total minimum canopy cover of 361.1m². Any replacement trees/hedgerows which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in 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 period.

Reason

In the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

Condition 17

Before the first use/occupation of the development hereby permitted, full details of proposed tree/hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, species and sizes, planting specifications, maintenance schedule, provision for guards or other protective measures. The details shall include the tree pit design and location, type and materials to be used for hard landscaping including specifications.

All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

Condition 18

No development including demolition, site clearance, materials delivery, or erection of site buildings, shall start on the site until measures to protect trees/hedgerows on and adjacent to the site have been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

These measures shall include:

- I. Temporary fencing for the protection of all retained trees/hedgerows on and adjacent to the site whose Root Protection Areas (RPA) fall within the site to be erected in accordance with BS 5837(2012) or subsequent revisions (Trees in Relation to Design, Demolition and Construction). Any alternative fencing type or position not strictly in accordance with BS 5837 (2012) shall be agreed in writing by the local

planning authority prior to the start of development. The RPA is defined in BS5837(2012).

- II. Construction Exclusion Zone (CEZ): The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the CEZ. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, cabins or other temporary buildings, vehicle parking and delivery areas, fires, and any other activities liable to be harmful to trees and hedgerows are prohibited within the CEZ, unless agreed in writing with the local planning authority.

The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority.

Reason

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area.

Condition 19

Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, full details shall be submitted to and approved in writing by the local planning authority before any development starts. The RPA is defined in BS5837:2012. Details shall include the proposed locations of excavations and/or surface treatments, proposed methods & specifications of excavations and/or surface treatments and any post excavation remedial works. All excavations or surface treatments shall be carried out in accordance with the approved details.

Reason

To prevent damage to or loss of trees.

Condition 20

No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that the nature conservation interest of the site is protected.

Condition 21

No development shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to the measures detailed in the submitted Preliminary Ecological Appraisal, (Harris Lamb, ref. PE0020, October 2022), any additional measures required as a result of the dormouse surveys and following:

- Risk assessment of potentially damaging construction activities including provisions for protected species,
- Identification of 'biodiversity protection zones' including (but not exclusively) hedgerows and mature trees,
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),
- The locations and timing of sensitive works to avoid harm to biodiversity features (e.g., daylight working hours only starting one hour after sunrise and ceasing one hour after

- sunset),
- The times during construction when ecological or environmental specialists need to be present on site to oversee works,
 - Responsible persons and lines of communication,
 - The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person,
 - Use of protective fences, exclusion barriers and warning signs; and
 - Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 22

No development shall take place until details of external lighting related to the construction and operational phases has been submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate 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, the following:

- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas.
- ii. Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- iii. A description of the luminosity of lights and their light colour including a lux contour map.
- iv. A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- v. Methods to control lighting control (e.g., timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations 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.

Condition 23

No development shall take place until full details of the updated dormouse survey results, together with details of any necessary mitigation, enhancement measures and a copy of any mitigation licence that may be required shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 24

No development shall take place until a Biodiversity Net Gain (BNG) and Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- An updated GNG assessment, including plans indicating the areas of pre- and post-development habitats used in the calculations, and the full Biodiversity Metric.

- The management and monitoring prescriptions to ensure long-term delivery of BNG on site in accordance with the framework prescriptions set out in the submitted Framework Landscape Management Plan (FLEMP).
- Details of the management period, which shall be for a minimum period of five years following the commencement of construction, with a period of 30 years for BNG and include a monitoring regime to ensure habitats establish well and that wildlife features remain in good condition.
- The habitat enhancements for foraging / commuting bats detailed in the bat licence Method Statement
- The provision of rough grassland for reptiles and amphibians, a permanent pond and any additional measures required as a result of the dormouse surveys.
- plans showing locations and extent of all habitats and wildlife features, and a timetable of activities.
- Details of a Responsible Person / organisation and the method by which the protection of retained and created habitats and open spaces will be secured.
- Details to demonstrate that the BNG proposed in the BNG assessment has been achieved.

All Ecological enhancements outlined in the LEMP shall be implemented as recommended in the LEMP and the number and location of ecological features to be installed shall be specified.

Reason

To ensure proper provision is made to safeguard protected species and their habitats.

Condition 25

The proposed 3 metre wide wildlife corridor along the southern boundary shall be provided in accordance with the details set out the Natural England Bat License and shall be maintained for the lifetime of the development.

Reason

To ensure proper provision is made to safeguard protected species and their habitats

Condition 26

Prior to first occupation, a Homeowner Information Pack (HIP) setting out the location and sensitivities of the Cotswold Beechwoods Special Area of Conservation, Severn Estuary SAC/SPA/Ramsar Site and Walmore Common SPA/Ramsar site shall be submitted to and approved in writing by the local planning authority. The HIP shall include but not be limited to reference to the sensitivities of the sites, messages to help the new occupiers and their families enjoy informal recreation at the site and how to avoid negatively affecting it, alternative locations for recreational activities and off-road cycling and recommendations to dog owners for times of year dogs should be kept on lead when using the site (i.e., to avoid disturbance to livestock). Two copies of the HIP shall be provided to all future residents prior to occupation of each dwelling.

Reason

In the interests of biodiversity.

Condition 27

Notwithstanding the details submitted no dwelling shall be occupied boundary fences/walls have been installed in accordance with details that have first been approved in writing by the Local Planning Authority. The details shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected including details of the wildlife gaps

at the base of all boundary fences, full details of the proposed retaining walls to the open space and a timetable for implementation.

Reason

To ensure adequate provision for privacy and in the interests of visual amenity.

Condition 28

The development hereby permitted shall not be occupied until the proposed emergency access and footpath link to Honeythorn Close have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved access shall be maintained for the lifetime of the development.

Reason

To ensure that the development remains safe for its users over the lifetime of the development.

Condition 29

The development shall be carried out in accordance with detailed drawings of the proposed windows and doors, at a minimum scale of 1:5 with moulding profiles at full size, including elevations and sections, which have first been submitted to and approved in writing by the Local Planning Authority and the fitted joinery shall be in accordance with the approved drawings.

Reason

It is important to protect and maintain the character and appearance of the area in which this development is located.

Condition 30

The development hereby permitted shall be carried out in accordance with detailed drawings of the proposed dormer windows, at a minimum scale of 1:10, with full size moulding profiles at a minimum scale of 1:5, which have first been submitted to and approved in writing by the Local Planning Authority and the dormer windows shall be constructed in accordance with the approved drawings.

Reason

It is important to protect and maintain the character and appearance of the area in which this development is located.

Condition 31

The development hereby permitted shall be carried out in strict accordance with details of the proposed roof lights. The roof lights shall be flush fitting, a drawing of which, at a minimum scale of 1:5 which has first been submitted to and approved in writing by the Local Planning Authority, and the roof lights shall be installed in accordance with the approved drawings.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 32

Notwithstanding the details submitted no work above floor plate level shall be carried out until samples of the following proposed materials have been submitted to and approved in writing by the Local Planning Authority:

- Bricks
- roof tiles and slates
- reconstituted cills and lintels
- rainwater goods

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.

Condition 33

Prior to commencement of any development or demolition a Construction (and demolition) 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. 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);
- c. Advisory routes for construction traffic;
- d. Any temporary access to the site;
- e. Locations for loading/unloading and storage of plant, waste and construction materials;
- f. Method of preventing mud and dust being carried onto the highway;
- g. Arrangements for turning vehicles;
- h. Arrangements to receive abnormal loads or unusually large vehicles;
- i. Highway Condition survey;
- j. Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.
- k. Staff/contractor facilities and travel arrangements
- l. Dust mitigation
- m. Noise and vibration mitigation
- n. Mitigation of the impacts of lighting proposed for the construction phase
- o. Measures for controlling leaks and spillages, managing silt and pollutants
- p. Plans for the disposal and recycling of waste

The approved CEMP shall be adhered to throughout the demolition and construction period.

Reason

In the interests of safe operation of the adopted highway during both the demolition and construction phases of the development and to protect existing and proposed properties from the impacts of short-term exposure to noise, vibration, light and dust nuisance.

Condition 34

During the construction phase (including demolition and preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched 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 noise climate and amenity of local residents.

Condition 35

The construction phase for the development hereby approved shall comply with the measures set out in the submitted Employment and Skills Plan.

Reason

In the interests of delivering local employment and skills training opportunities in accordance with Policy B1 of the Gloucester City Plan 2011-2031.

Condition 36

The development hereby approved shall not be [occupied] until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access 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 MfS 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 37

The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason

To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

Condition 38

The Development hereby approved shall not commence until drawings of the proposed access works comprising:

Proposed access into the site as depicted on the approved plans.

Have been submitted to and approved in writing by the Local Planning Authority; and the building shall not 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 39

The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details indicated on the approved plans. The storage area shall be maintained for this purpose thereafter.

Reason

To promote sustainable travel and healthy communities.

Condition 40

The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated.

Reason

To reduce vehicle movements and promote sustainable access.

Condition 41

No development shall take place until full details of the sound insulation specifications for the proposed glazing and alternative ventilation products have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the occupation of the dwellings.

Reason

To protect the residential amenities of the future occupiers of the proposed dwellings.

Condition 42

The estimated consumption of wholesome water per dwelling per day in the development hereby permitted must not exceed 110 litres of water per person per day.

Reason:

In order to satisfy Policy G6 of the Gloucester City Plan.

Note 1

If there are trees in neighbouring properties that could be affected by the proposed development. In the interest of good neighbour relationships, it would be helpful to consult with your neighbour on the proposed works if you have not already done so. TCR2022

Care will be required to minimise damage to the trees through the development activities such as ground compaction and root severance. You have a legal duty to exercise reasonable care in carrying out any works that may impact adjacent trees. Further information is available on [Guide-to-Trees-and-the-Law](#)

Note 2

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 3

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

Drafting the Agreement
A Monitoring Fee
Approving the highway details
Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

Note 4

You are advised that a Traffic Regulation Order (TRO) is required. You must submit a plan to scale of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward; involving advertisement and consultation of the proposal(s).

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.

The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

Note 5

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 6

You are advised that as a result of the proposed layout and construction of the internal access road, the internal access road will not be accepted for adoption by the Highway Authority under Section 38 of the Highways Act 1980.

The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980, unless and until you agree to exempt the access road.

The exemption from adoption will be held as a Land Charge against all properties within the application boundary.

Note 7

The proposed development will require a Travel Plan as part of the transport mitigation package (together with a Monitoring Fee and Default Payment) and the Applicant/Developer

is required to enter into a legally binding Planning Obligation Agreement with the County Council to secure the 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 8

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 9

Apparatus owned by Exolum are in close proximity to and could be affected by construction works. The developer is advised to contact Exolum to discuss its requirements before any works commence on site (Central Services, Ashdon Road, Saffron Walden, Essex, CB10 2NF, tel. 01799 564101, Email: pipelinerow@exolum.com).

Note 10

This planning permission is pursuant to a planning obligation under Section 106 of the Town and Country Planning Act 1990.