

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	5 th March 2024
Address/Location:	Gala Club Fairmile Gardens Gloucester GL2 9EB
Application No:	23/00259/FUL
Ward:	Longlevens
Expiry Date:	08.03.2024
Applicant:	Jon Clay
Proposal:	Proposed football ground alterations, including a new stand, concrete paving, 6 x flood lights and timber fencing.
Report by:	Rhiannon Murphy
Appendices:	Site Location Plan Site Layout Plan

This application has been called to committee by Councillors due to concerns over negative impact on the residents on the nearby roads and impact on neighbouring residents in terms of noise and light pollution.

1.0 **SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site lies to the east of Fairmile Gardens, and consists of both the GALA Club and sports ground to the south. There is an existing car parking area next to the Gala building at the north of the site. The sports area includes a football pitch with two team dugouts and a small spectator stand. There are white railings around the pitch.
- 1.2 The site is located partly within flood zone 2. There are residential properties to the north-west, west and south of the pitch. To the east of the site is the Oxstalls Tennis Centre. There are some mature trees between the club house and sports pitch and further mature trees to the east side of the pitch. There are a number of existing flood lights at the site.
- 1.3 The proposal seeks planning permission for a number of alterations to the football ground to include the following:
- Introduction of 6 no. floodlights around the edges of the pitch – the floodlights would be approximately 15m in height
 - Proposed concrete path around the outside of the pitch
 - Proposed spectators stand to the north side of the football pitch. The stand would have a rectangle footprint measuring 7.3m x 4.2m and 3.3m in height
 - Proposed 1.85m high timber fence running between the Gala Club and the football pitch

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
02/00067/FUL	Erection of 4 no. 8 metre high floodlights to illuminate football training area between the hours of 6:00 pm to 9:00 pm	Granted	05.03.2002
14/00293/FUL	Erection of floodlights, 1m concrete hardstanding and spectator covered area	Returned	18.03.2014
14/00506/FUL	Erection of floodlights, 1m concrete hardstanding and spectator covered area.	Granted	03.09.2014
21/00785/FUL	Proposed installation of 6m above ground ball stop netting	Granted	16.08.2021

3.0 RELEVANT PLANNING HISTORY

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

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 Development Plan

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies include:

SD1 – Employment – Except Retail Development

SD3 – Sustainable design and construction

SD4 – Design requirements

SD9 – Biodiversity and geodiversity

SD14 – Health and environmental quality

INF1 – Transport network

INF2 – Flood risk management

INF3 – Green Infrastructure

INF4 – Social and community Infrastructure

3.4 City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that '*... due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.5 Gloucester City Plan

The Gloucester City Plan (“City Plan”) delivers the JCS at the local level and provides policies addressing local issues and opportunities in the City. It was adopted on 26th January 2023 and forms the development plan alongside the JCS.

Relevant policies from the Gloucester City Plan include:

- C1 – Active design and accessibility
- C3 – Public open space, playing fields and sports facilities
- E1 – Biodiversity and geodiversity
- E3 – Green/ Blue Infrastructure
- E4 – Flooding, sustainable drainage, and wastewater
- E7 – Trees, woodlands and hedgerows
- F1 – Materials and finishes
- G1 – Sustainable transport

3.6 **Other Planning Policy Documents**

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.

3.7 **Supplementary Planning Guidance/Documents** **Gloucester Playing Pitch Strategy**

The Gloucester Playing Pitch Strategy provides a framework for the maintenance and improvement of existing outdoor pitches and ancillary facilities between the periods of 2015- 2025. The PPS covers the following pitches and outdoor pitches:

- Football pitches
- Cricket pitches
- Rugby union pitches
- Rugby league pitches
- Artificial grass pitches
- Other grass pitch sports including American football and lacrosse
- Bowling greens
- Tennis Courts

All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

4.1 **Highway Authority**

As the proposed stand is only for 50 seats and those being seated will likely have been spectators in any event, I do not have any reasons to object to this application.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that

there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

4.2 Ecology Adviser

Ecology original comments

Ecological impacts are likely to be low given the proposal. However, main concerns relate to potential impacts on foraging and commuting bats and the addition of 6 new floodlights. Recommended that a walkover survey of the site by a suitably experienced ecologist is undertaken to confirm the baseline habitats and confirm that there will be no impact on protected or notable species. Lighting plan required including timing and usage of floodlights.

Further to the submission of a walk over ecology report and lighting design, Ecology made the following comments:

The site is considered to be of low ecological value with the exception of 'boundary 2' a species rich hedgerow located along the eastern boundary and comprised beech, alder, elm, hawthorn, elder field, maple, ash, hazel and bramble.

Bat commuting and foraging potential is present due to the boundary features, however, the boundaries are already subject to significant light spill from the existing floodlights, street and carpark lighting, reducing the hedgerows suitability for commuting and foraging bats.

Based on the assumptions of the lighting plan, light spill above recommended levels will fall onto the boundary hedgerows. The ecology report identifies that the boundaries are well lit from existing sources. Reducing further illumination or maintaining current lighting levels would be preferred. Unknown what increase in lighting levels the proposals will have on the boundary features. Further information is required to establish that the lighting proposals will not have adverse effects on bat species within the area.

Ecology latest comments

Following the submission of further details as well as details regarding biodiversity net gain, Ecology made the following comments on the application:

The justification and mitigation included within the Ecology Letter (Willder Ecology, Jan 2024) is acceptable. No further comments to make on this application. Further to some small suggested changes in the hours of use of the floodlights, Ecology confirmed that the following hours of use was considered to be acceptable:

- Floodlights shall not be in use between mid- May and August and will only be used twice a week between September to Mid- May for the following hours:
- Saturday between 14.30 and 17.30
- One day in the week (either Tuesday or Wednesday) between the hours of 18.30 and 21.45

Ecology also raised no objection to the application subject to the ecological enhancements being installed on site following the recommendations with the bat and bird box location plan (PSL architects, November 2023).

4.3 Drainage Adviser

Flood risk – tidal and fluvial

According to the EA flood map for planning, part of the site is located within Flood Zone 2 and as such a flood risk assessment (FRA) is required. The FRA presented indicates that the site should be considered to be FZ1 based on levels, reviewing P4 model date I would agree. The site for the purposes of this development can be assumed to be FZ1 and at low risk of flooding.

Flood risk – pluvial

The EA surface water flooding maps do not indicate any flooding issues at the proposed area of change. Some localised surface water ponding is noted to the south- west of the overall site. As such there are negligible issues with surface flooding affecting the proposed development.

Flood Risk – elsewhere

The proposal wouldn't impact on floodplain loss as it is considered FZ1. The proposal for circa 500m² of concrete path will require a statement on how it is to be drained. If it is to be formally collected and discharged at a different point on site, then this would require a drainage strategy to ensure the risk of flooding elsewhere is not impacted. If it ran to ground as it does now there would be little to no change to the current risk. The applicant should however consider the use of permeable pavement to reduce the impact and risk of ponding.

No objection raised subject to a statement on drainage which can be covered under the standard SUDS condition should you be minded to grant permission.

4.4 **Tree Officer**

They are proposing construction within the root zone of the trees. They will need to carry out an arboricultural impact assessment and protection plan with a method statement of how they are to construct within the root zones of the trees.

4.5 **Environmental Health Advisor**

Floodlighting: The applicant should submit a lighting assessment, in line with the ILP Guidance, detailing the vertical illuminance and glare impacting nearby residential properties for approval.

Noise: As the pitch would potentially be used over extended hours, the applicant should submit a Noise Management Plan detailing the proposed measures to minimise the impact of noise from the pitch for further comment.

Further to the submission of additional information, the following comments were made:

External flood- lighting – The submitted flood lighting assessment predicts that both vertical illuminance and luminaire intensity, at the nearest residential receptors, will be compliant with the ILP guidance for an E3 environmental zone. Therefore, I have no objections to the application in terms of light nuisance.

Noise: If the use of the flood lighting is restricted to three evenings per week until 9.30hrs, as proposed, then I would have no objection to the application in terms of noise

Some small alterations to the hours of use of the floodlights were suggested and WRS raised no concern to the following periods of use:

The floodlights shall not be in use between mid- May and August and will only be used twice a week between September to Mid- May

- Saturday between 14.30 and 17.30
- One day in the week (either Tuesday or Wednesday) between the hours of 18.30 and 21.45

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Neighbouring properties were notified and a site notice was placed on site on 10.10.2023.

5.2 10 letters of objection raising the following issues

- Light pollution to residential properties from the proposed flood lights. There are already other sources of light pollution in the nearby area (Oxstalls Tennis Centre)
- Noise from the club playing into the evening and concern over anti social behaviour
- Traffic concerns – proposal will increase the number of spectators and the number of cars on the road. Fairmille is not wide enough at points for two vehicles to pass, it could not cope with more traffic. This will also impact Gambier Parry Gardens and Plock Court
- Concern over environmental impact due to increased footfall and facilities being proposed
- Impact upon the character of the area
- The planning application is proposed to erect a timber fence 1.85m high between the club and the football ground. Will the entrance be gated and closed except on match days? Will dog owners who are members of the Gala Club still have access to the field?

5.3 The full content of all correspondence on this application can be viewed on:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 OFFICER OPINION

6.1 *Legislative background*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows

- Principle
- Design, layout and landscaping
- Traffic and transport
- Residential amenity

- Drainage and Floodrisk
- Ecology
- Economic considerations

6.5 Principle

Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which business can invest, expand and adapt. The NPPF considers employment in a wider sense than traditional industrial, office and warehousing. For example, uses such as retail, hotels, tourism, leisure and health facilities can all be large employment providers. The site would be considered as an employment provider and policy SD1 of the JCS is of some relevance.

6.6 Policy SD1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017) states that '*employment- related development will be supported where it allows the growth and expansion of existing business subject to all other policies in the plan*'.

6.7 The proposed development at the site would allow for the football club to adapt to the needs of the club and the development can therefore be considered in accordance with this policy.

6.8 The Gloucester Playing Pitch Strategy provides a framework for the maintenance and improvement of existing outdoor pitches and ancillary facilities between the periods of 2015- 2025. This strategy makes reference to the Gala Wilton Football Club. The document states that the site consists of '*one poor quality adult pitch*' and recommended actions include applying for grant funding for floodlighting. The proposed introduction of floodlighting at the pitch is in line with the recommendations of the play pitch strategy.

6.9 Design, Layout and Landscaping

The NPPF states that developments should be of high quality design and respond to local character integrating into the local environment. Policy SD4 of the JCS sets out requirements for high quality design.

6.10 Policy F1 of the GCP refers to materials and finishes. Policy E7 refers to trees, woodlands and hedgerows and states that development proposals should seek to ensure there are no significant adverse impacts on existing trees and every opportunity is taken for appropriate new planting on site.

6.11 This application proposes a number of alterations to the site:

- Introduction of 6 no. floodlights around the edges of the pitch – the floodlights would be approximately 15m in height
- Introduction of two paths at the north of the site to allow access for players and spectators
- Proposed concrete path around the outside of the pitch
- Proposed spectators stand to the north side of the football pitch. The stand would have a rectangle footprint measuring 7.3m x 4.2m and 3.3m in height
- Proposed 1.85m high timber fence between the Gala Club and the football pitch

The site is accessed via Fairmile Gardens but is situated away from public roads with the rear gardens of residential properties bordering the west and south of the site. To the east is Oxstalls Sports Park.

6.12 The proposed flood lights, being some 15m in height, would be visible from some of the residential roads surrounding the site and would be visible for nearby residential properties.

These floodlights appear appropriate in design and wouldn't unacceptably harm the surrounding area or the character of the site, being a sports facility. The proposed fence between the Gala Club and the football pitch wouldn't be unacceptable visually.

- 6.13 The proposed spectators stand would be situated within the site and so wouldn't have a harmful impact on the character and appearance of the surrounding area. The scale and design of the spectators stand can be considered acceptable. The stand would be constructed from a steel structure with plastic coated metal sheeting and would contain plastic seating. I have no concerns regarding the appearance of the proposed structure.
- 6.14 The councils Tree Officer has been notified of the proposal who raised that there was potential conflict with the players and spectators entrance and the construction process and raised that the impacted trees are Council trees in partial decline so any disturbance would need to be avoided. Whilst a tree survey has been requested, no tree survey has been provided. This will be conditioned as part of any planning permission and will be required to be submitted and approved prior to the commencement of any works on site to ensure that there is no harm to existing trees.
- 6.15 Taking all of the above into consideration, it is judged that the proposal is acceptable in design in accordance with the NPPF, JCS and GCP.
- 6.16 **Traffic and transport**
The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network. Policy G1 refers to sustainable transport and parking.
- 6.17 Concerns have been raised from neighbouring residents regarding the impact the proposal would have on the highway network. There were concerns that the proposal would increase the number of spectators and the number of cars on the road. Residents have commented that Fairmille Gardens is not wide enough at points for two vehicle to pass and would not be able to cope with additional traffic.
- 6.18 The proposal includes the introduction of a new stand which could accommodate up to 50 people. The application doesn't propose any alterations to parking or access to the site. The agent has confirmed that there is not envisaged to be an increase in spectators to that currently seen at the ground. The proposal would simply allow spectators to sit down in a seated area to watch the game rather than stand on the side lines.
- 6.19 The Highways Authority have been notified of the proposal and raised no objection to the application stating that as the proposed stand is only for 50 seats and those being seated will likely have been spectators in any event, there would not be an unacceptable impact on Highway safety of a severe impact on congestion and there are no justifiable grounds on which an objection can be maintained.
- 6.20 It is therefore considered that the proposal can be considered acceptable in terms of highway safety in accordance with the NPPF and policy INF1 of the JCS.
- 6.21 **Residential amenity**
Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

- 6.22 Concerns have been raised from neighbouring residents regarding the impacts of light pollution to residential properties from the proposed flood lights, highlighting that there are already other sources of light pollution in the nearby area (Oxstalls Tennis Centre). Concerns have also been raised in regards to noise from the club playing into the evening and possible anti-social behaviour.
- 6.23 The proposed stand would be located to the north side of the pitch, away from residential properties. The location of the stand would not significantly affect the amenity of neighbouring residential properties.
- 6.24 The football pitch is surrounded by residential properties on two and a half sides and the floodlighting columns would be clearly visible from the houses. In support of the planning application a lighting design document has been provided. The Council's Environmental Health advisors commented that the submitted flood lighting assessment predicts that both vertical illuminance and luminaire intensity, at the nearest residential receptors, would be compliant with the ILP guidance for an E3 environmental zone and therefore raised no objection to the application in terms of light nuisance. In terms of noise, the Council's noise advisors commented that if the use of the flood lighting was restricted to three evenings per week until 9.30hrs, as proposed, then they would raise no objection to the application in terms of noise. The intended hours of use of the proposed floodlights was later amended to overcome both amenity and ecology concerns and WRS raised no objection to the proposed amended hours of use. (the floodlights to not be in use between mid- May and August and to be only used twice a week between September to mid may between the hours of 14.30 and 17.30 on a Saturday and one day a week (either Tuesday or Wednesday) between the hours of 18.30 and 21.45). A condition will be placed on any permission restricting the hours of use of these floodlights. The proposal is thereby not considered to be result in unacceptable harm to neighbouring amenity.

6.25 Additional concerns raised by neighbouring residents

The planning application proposes to erect a timber fence 1.85m high between the club and the football ground. Neighbouring residents have queried whether the entrance would be gated and closed except on match days and queried whether dog owners who are members of the Gala Club would still have access to the field.

- 6.26 In response to this query, the agent confirmed that the intention is that free access would be granted at all times to the local residents and the applicant did not intend to 'close off' the space with the introduction of the fence and gate. The gate would be left open to allow access through so that effectively the residents would see no change. During actual match days (Saturdays and evening games), they would need to charge for entry to spectators. However, would allow local residents and dog walkers through free of charge.

6.27 ***Drainage and flood risk***

The NPPF requires that development is directed to the areas at lowest risk of flooding, that new development should take the opportunities to reduce the causes or impacts of flooding, should not increase flood risk elsewhere and take account of climate change. Policy INF2 of the JCS reflects the NPPF, applying a risk based sequential approach, requiring new development to contribute to a reduction in flood risk and requiring the use of sustainable drainage systems.

- 6.28 The Environment Agency Flood Map for planning indicates that the site is located partly within Flood Zone 1 and partly within Flood Zone 2. In support of the planning application a

Flood Risk Assessment has been submitted which indicated that the site could be considered to be in Flood Zone 1 based on levels, to which the drainage officer agreed. The site for the purpose of this development can therefore be considered to be within Flood Zone 1 and at low risk of flooding. In terms of pluvial flooding, some localised surface water ponding was noted to the south- west of the overall site.

The drainage officer has raised no objection to the application subject to a condition which requires the submission of a drainage statement and SUDS details- This will be added to any permission.

6.29 Taking into account all of the above, the proposal is considered to be acceptable in terms of drainage, in accordance with the NPPF, the JCS and GCP.

6.30 **Ecology**

Policy SD9 of the JCS provides that the biodiversity and geological resource of the JCS will be protected and enhanced. Policy E1 of the GCP refers to biodiversity and geodiversity and states that '*development proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impact on natural environment assets including the connectivity of the ecological network, must be avoided or satisfactorily mitigated*'.

6.31 The proposal includes the introduction of 6 floodlights and so consideration in terms of their impact on Ecology has been required. Ecology were consulted who raised concern over the possible impact on foraging and commuting bats. Further to the submission of a bat survey and light illumination details, Ecology raised no objection to the application subject to the inclusion of a condition which restricted the hours of use of the proposed floodlights. This will be conditioned as part of any permission.

6.32 Biodiversity net gain measures

In regards to providing biodiversity net gain, the applicant has committed to providing 3 bird and 3 bat boxes at the site. The agent has confirmed that the bird and bat boxes would be positioned on trees T1, T8, T9, T14, T15 and T16. HHBS Kent Bat Boxes are proposed along with wooden bird boxes. The agent has confirmed that all boxes would be installed at least 4m above ground level.

6.33 The proposed biodiversity net gain measures are acceptable and will be conditioned as part of any planning permission.

No objection has been raised from the Councils Ecologist and the proposal is considered to be acceptable in terms of Ecology in accordance with the NPPF, policy SD9 of the JCS and E1 of the GCP.

6.34 **Economic considerations**

The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.

6.35 **Conclusion**

This application has been considered in the context of the policies and guidance referred to

above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

7.1 That planning permission is GRANTED subject to the following conditions;

7.2 **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, additional ecology information (letter of 17th January 2024), biodiversity net gain details (17th November 2023), lighting design report and drawing numbers

- Site Location Plan A1232P-665-04
- Bat and bird box location A1232P-665-05
- Proposed block plan A1232 P -665- 03C
- New stand plans and elevation as proposed A1232P-665-01

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 development shall start until a detailed design, maintenance and management strategy and timetable of implementation for the surface water drainage strategy 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. 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 4

The floodlights hereby permitted shall not be in use between mid- May and August and will only be used twice a week between September to Mid- May

- Saturday between 14.30 and 17.30
- One day in the week (either Tuesday or Wednesday) between the hours of 18.30 and 21.45

Reason

To ensure the safeguarding of protected species and their habitats and to protect the amenity of nearby residential properties

Condition 4

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:

1. 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).
2. 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 5

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 6

- Prior to the occupation of the development hereby approved, bird and bat boxes shall be installed in accordance with details provided as provided on the Bat and bird box location A1232P-665-05

Reason

To ensure that the development contributes to the enhancement of biodiversity within the site and the wider area.

Person to Contact: Rhiannon Murphy (396361)

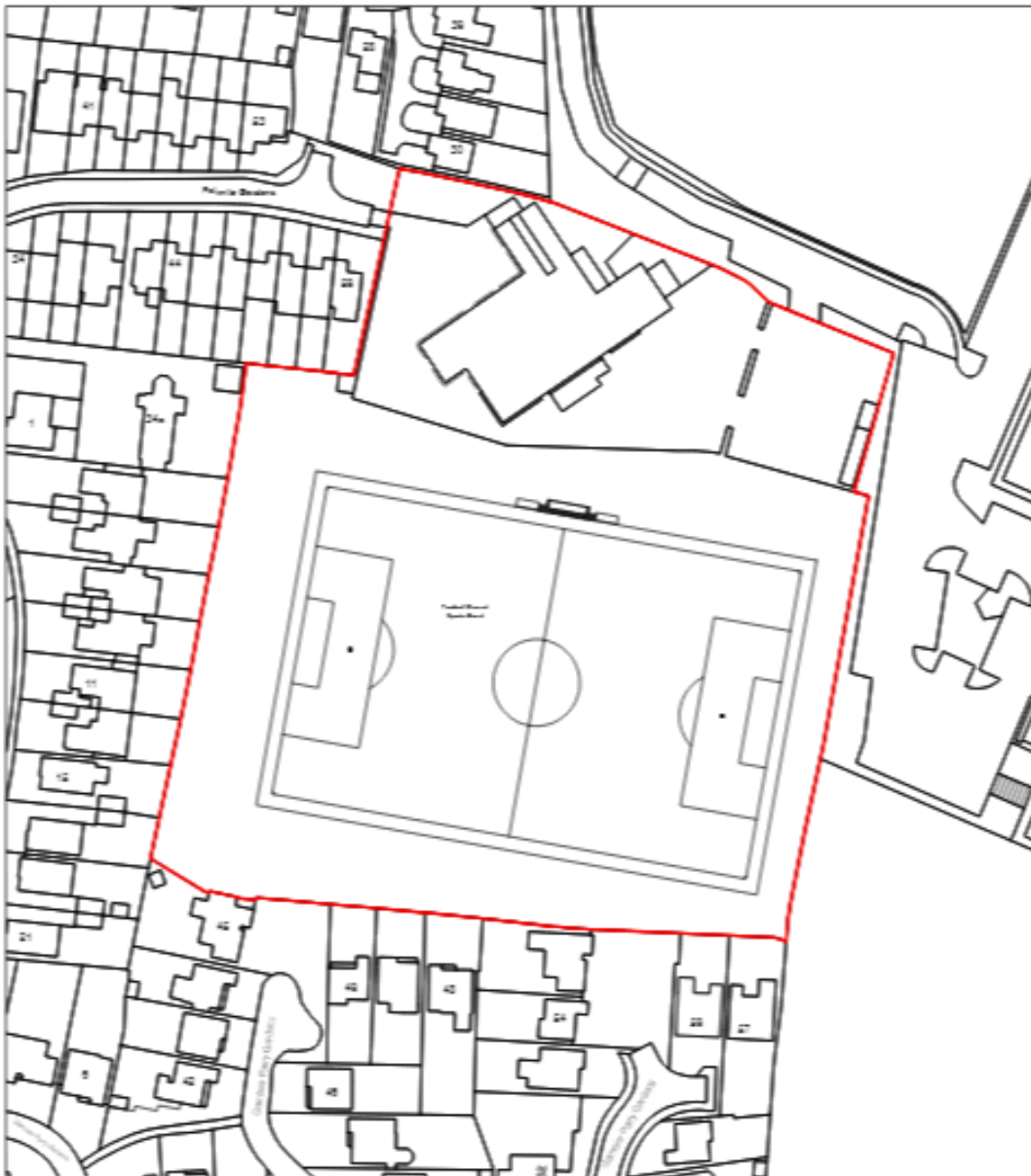


Planning Application: | 23/00259/FUL

Address: | Gala Club Fairmile Gardens
Gloucester GL2 9EB

Committee Date: | 5th March 2024

Site Location Plan



LOCATION PLAN 1:1250

Site Layout Plan



Proposed - SITE PLAN (BLOCK PLAN) 1:500