GOSPORT
Borough Council

Town Hall, High Street, Gosport, Hampshire, PO12 1EB.

Mr Kevin Jones
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Forum Architecture Limited
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Southampton
SO14 5FE

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On behalf of Mr Kevin Jones

TOWN AND COUNTRY PLANNING ACT 1990

Application No. 17/00100/FULL
ERECTION OF SINGLE STOREY BUILDING (USE CLASS B1/B2/B8) WITH 55 CAR PARKING SPACES (as amended by plans received 04.05.17 and 28.06.17)
Daedalus Park - Site B (South) Lee On The Solent PO13 9FU

In pursuance of their powers under above mentioned Act, the Council, as the local planning authority, hereby **GRANT PERMISSION** for the development indicated above in accordance with the application, plans and other particulars received on 7th March 2017 subject to compliance with the following condition(s):-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg nos. SK03-05 Vehicle Tracking, 15011 51 P2 Location Plan; 15011 55 P7 Site Plan; 15011 54 P6 Site hard-landscaping and boundary treatment; 15011 61 P3 Hermes - Ground Floor and Roof Plan; 15011 62 P3 Hermes elevations and section;
Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

3. Before any other part of the development is commenced, the approved boundary treatment for the southern boundary shall be erected and thereafter maintained in accordance with the details shown on the approved plan 15011 54 P6.
Reason - To secure the site and to provide an appropriate mitigating screen which separates the construction and future industrial activity on the site from adjoining land uses and nearby residents in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

4. The new internal access road, parking spaces, refuse store, cycle hoops and HGV Parking Area/Turning Head shall all be provided in accordance within the details shown on drg no. 15011 55 P7 prior to any of the units within the building known as Hermes being first occupied.

Reason - To ensure appropriate access, parking and manoeuvring facilities are provided to serve the development in accordance with Policy LP23 of the Gosport Borough Local Plan, 2011-2029.

5. The development, hereby permitted, must not be used for any use except those within Classes B1, B2 and B8 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.
Reason - To ensure that the development, hereby permitted, is only used for appropriate uses in accordance with Policy LP5 of the Gosport Borough Local Plan, 2011-2029.

6. No noise produced by machinery located within the development, hereby permitted, shall exceed 5dB Leq90 above the ambient noise level (when measured at the boundary of the site) except for between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays.
Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

7. No external plant equipment (including ventilation and extraction equipment) shall be installed until details (including hours of operation and noise emission levels) have been submitted to and approved, in writing, by the Local Planning Authority. External plant equipment must be installed and maintained in accordance with the approved details.
Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no additional windows, doors or openings, other than those hereby permitted, shall be inserted into the south or east elevation of the building known as Hermes, other than those shown on the approved elevation plan 15011/62 P3.
Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

9. The development shall be undertaken in accordance with the external materials and surface materials set out on approved plans 15011 62 P3 Elevations - Hermes and 15011 54 P6 Site hard-landscaping materials and boundary treatment. The material used for the south elevation of the building known as Hermes must be non-reflective.
Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

10. Details of the soft landscaping scheme, including species and densities to be planted within the 2m wide landscape strip along the western boundary of the site hereby approved (as shown on plan no. 15011 55 P7), shall be submitted to the local planning authority for written approval prior to occupation of any of the units within the building known as Hermes and then completed within the next planting season following first occupation of any of the units. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.
Reason - To safeguard the character of the area in accordance with LP10 of the Gosport Borough Local Plan, 2011-2029.

11. No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.
Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

12. The development, hereby permitted, must be undertaken in accordance with the recommendations of the submitted ecological appraisal (Lindsay Carrington Ecological Services dated May 2015).
Reason - To safeguard protected and other species of recognised ecological value in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.

13. No development shall commence until:
(1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and
(2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and
(3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan, 2011-2029.

14. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how the unexpected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.
Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan, 2011-2029.

15. The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 7 March 2017). The Dust management procedures to be incorporated into the construction phase of development shall be the subject of an additional document setting out a detailed strategy for dust management including positions, material composition and maximum heights of stockpiled material and monitoring measures to be put in place. Construction shall not commence until the dust management document has been agreed in writing by the Local Planning Authority , and construction shall be carried out in accordance with the agreed plan.
Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

16. The construction of the development, hereby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturday's and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.
Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

17. No materials (including pallets) shall be stored outside.
Reason - To safeguard the character of the surrounding area in accordance with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

18. There shall be no deliveries to the development, hereby permitted, except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 Saturdays unless otherwise approved, in writing, by the Local Planning Authority.
Reason - To safeguard the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

19. No unit shall be occupied until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority.
Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Policy LP2 of the Gosport Borough Local Plan, 2011-2029.

20. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird over wintering period - October to March inclusive.
Reason- To mitigate against the potential adverse effects of the development on nearby protected sites in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.

[redacted]
Debbie Gore
Head of Planning Services Dated: - 1 SEP 2017

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape, in Braille or in other languages, please ask.

Other Important Information:

A. This notice only relates to the decision of Gosport Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations, Party Wall Act, or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

B. Any failures to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council.

If you wish to depart from the approved details or conditions in any way you should contact the Development Management section at Gosport Borough Council.

C. In accordance with the NPPF Gosport Borough Council has worked in a positive and proactive way with the applicant/agent to deliver a sustainable development. This Council offers advice on the need for planning permission, provides pre-application advice and advice on validation requirements and, where appropriate, engages in negotiations on planning applications.

D. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW