GOSPORT
Borough Council

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On behalf of Mr Kevin Jones

TOWN AND COUNTRY PLANNING ACT 1990

Application No. 18/00287/VOC
VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 17/00101/FULL TO ERECT TWO STOREY BUILDING (INVINCIBLE) TO FORM 16 UNITS (USE CLASS B1/B2/B8), AMEND THE HEIGHT, CLADDING AND FENESTRATION OF INVINCIBLE, JUNO AND KEPPEL BUILDINGS AND TO AMEND SITE AND PARKING LAYOUT (as amended by soft landscaping scheme received 13.08.2018)
Daedalus Park (Site B North) Daedalus Drive Lee-on-the-Solent Hampshire

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 11th July 2018 subject to compliance with the following condition(s):-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 15017 50 Rev.P2; 15017 52 Rev.P6; 15017 53 Rev.P6; 15017 54 Rev.P2; 15017 56 Rev.P2; 15017 57 Rev.P2; and 15017 02 Rev.P1.
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.

2. 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.

3. The new internal access road, parking spaces, refuse store and cycle hoops shall all be provided in accordance the approved drawings prior to the first occupation of any unit within Invincible, Juno or Keppel building. The access, parking and manoeuvring facilities shall thereafter be retained.
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.

4. 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.

5. No external plant or 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 LP10 of the Gosport Borough Local Plan, 2011-2029.

6. The soft landscaping shown on Drawing No.15017-02 Rev.P1 shall be carried out and completed within the next planting season following the 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 Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

7. 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.

8. The development, hereby permitted, shall be undertaken in accordance with the recommendations of the ecological appraisal (Lindsay Carrington Ecological Services dated May 2015) approved pursuant to planning permission 17/00101/FULL.
Reason - To safeguard protected and other species of recognised ecological value in accordance with Policy LP44 of the Gosport Borough Local Plan, 2011-2029.

9. If, during the course of development, contamination not previously identified is found to be present at the site then no further development or site clearance works 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.

10. The development shall be carried out in accordance with the 'Construction Management Plan' (Rev A as received 7 March 2017) approved under Condition 13 of planning permission 17/0101/FULL and the dust management measures set out in the 'Construction Phase Health & Safety Plan for the construction of Site B - Daedalus Park, Lee-on -Solent' approved (under reference DC04/039/18) pursuant to Condition 13 of planning permission 17/0101/FULL.

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.

11. 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.

12. 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 and at no other time 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.

13. 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.

14. 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.
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.

Debbie Gore
Head of Planning Services

Dated: - 7 SEP 2018

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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.