

APPLICATION NO: 20/01077/FUL
VALIDATED ON: 20th May 2021

TO

Mr Andrew Smith
Sofas Express
c/o Kevin Long
RES Architecture Ltd
Highnam Business Centre
Highnam
Gloucester
GL2 8DN

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Location: Athena House Olympus Park Quedgeley Gloucester

Proposal: Proposal for 2 new storage units on the existing courtyard area to allow for a more permanent form of storage.

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Condition 1

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

Reason

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

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the details of the application form, and drawing numbers:

- Unit 1 Floor Plans - P01;
- Unit 1 Proposed Elevations - P02;
- Unit 2 Proposed Floor Plans - P03;
- Unit 2 Proposed Elevations - P04;
- Site Section 1 - P05;
- Site Section - P06;
- Site Plans - P07;
- Proposed Block Plan - P08.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with the policies of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017) and the policy advice of the National Planning Policy Framework.

Prior to commencement

Condition 3

No development other than demolition down to ground floor slab level shall take place within the application site until a report outlining the results of a programme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority.

Reason

To make provision for a programme of archaeological evaluation, so as to describe the significance of heritage assets of archaeological interest within the site. This is to allow the scheme to be designed in a manner that minimises the impact on archaeological remains in accordance with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policy D3 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Condition 4

No demolition or development shall start within the application site until a written scheme of investigation of archaeological remains, including a timetable for the investigation, has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost in accordance with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policy D3 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Condition 5

All demolition and development shall take place in accordance with the Written Scheme of Investigation of archaeological remains. This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 of this planning permission, provision has been made for the analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost in accordance with the aims of policy SD8 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policy D3 of the Gloucester City Plan and the policy advice of the National Planning Policy Framework.

Prior to occupation

Condition 6

The development hereby permitted shall not be occupied or brought into use until the proposed buildings have each been fitted with an electric vehicle charging point (EVCP). The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging points shall be maintained for the lifetime of the development unless they require replacement, in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason

To ensure sustainable transport solutions are maximised as far as possible in this rural location in accordance with the aims of policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017) and the planning policy advice of the National Planning Policy Framework.

Compliance conditions

Condition 7

The development hereby permitted shall be constructed and operated in accordance with the recommendations of the approved Waste Minimisation Statement (Zesta Planning - February 2021).

Reason

To ensure the development is constructed and operated to reduce waste and carbon emissions in accordance with the aims of policies SD3 and SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017) and the planning policy advice of the National Planning Policy Framework.

Directive conditions

Condition 8

No external lighting shall be installed to the rear (north-east facing) elevations of the buildings hereby approved until written details, to include locations and specifications of the lighting - supported by contouring plans demonstrating any light spill into adjacent land, have been submitted to and approved in writing by the local planning authority. Thereafter, the external lighting shall be installed and maintained in accordance with the approved details.

Reason

To ensure the development does not give rise to potential harm to habitat and/or protected species in the locality in accordance with the aims of policies SD4 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policies B3 and E2 of the Gloucester City Plan and the planning policy advice of the National Planning Policy Framework.

Condition 9

No trees or shrubs shall be cut back or removed from the land to the rear (north-east) of the site unless plans/details of all works to existing trees and shrubs and written details of a scheme to replace any that are to be removed has first been submitted to and approved in writing by the local planning authority. Written details shall include planting and maintenance specifications to ensure that any replacement planting will establish. Thereafter, the replacement planting shall be carried out prior to the first use of the buildings hereby approved.

Reason

To ensure that a natural screen is retained in the interests of the visual amenities of the area and to ensure the habitat value of the land adjacent to the site is maintained in accordance with the aims of policies SD4 and SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policies B3 and E2 of the Gloucester City Plan and the planning policy advice of the National Planning Policy Framework.

Condition 10

The buildings hereby approved shall be constructed using the external materials and finishes as detailed within the application forms and approved plans and shall be maintained in accordance with those details thereafter.

Reason

To ensure the development is compatible with its surroundings in accordance with the aims of policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017), emerging policy B3 of the Gloucester City Plan and the planning policy advice of the National Planning Policy Framework.

Condition 11

The buildings hereby approved shall only be used for storage and distribution purposes (use class B8) ancillary to the operations of the existing buildings at Athena House (Units 1-3 Olympus Park).

Reason

To ensure the development is compatible with its surroundings and is served by sufficiently sized off-street parking, servicing and vehicle turning areas in accordance with the aims of policies SD4 and INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 (Adopted 11th December 2017) and the planning policy advice of the National Planning Policy Framework.

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

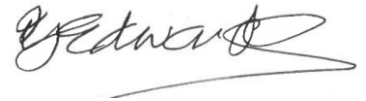
- o Work on an existing wall or structure shared with another property.
- o Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- o Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet.

Note 3

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Date: 29th September 2021



Head of Place

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET