

APPLICATION ON: 17/00224/REM
VALIDATED ON: 25th March 2017

TO:

Mr Nigel Wichall
University of Gloucestershire
c/o Miss Philippa Birch
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33A Vittoria Street
Birmingham
B1 3ND

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

APPROVAL OF RESERVED MATTERS

Location: Debenhams Sports Ground, Estcourt Road, Gloucester,

Proposal: Application for approval of reserved matters of appearance, landscaping, layout and scale for the provision of new student accommodation (up to 200 beds) and associated highways, parking and ancillary works, pursuant to outline planning permission ref. 15/01190/OUT.

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

To comply with the requirement of Section 92 of the Act, the development hereby approved shall be begun either before the expiration of five years from the date of the grant of outline planning permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, which ever is the later.

Condition 1

The development shall be undertaken in accordance with the plans referenced;

Site location plan ref. ADP-00-XX-DR-A-900 received by the Local Planning Authority on 4th March 2017

Demolition plan ref. ADP-00-XX-DR-A-902 received by the Local Planning Authority on 4th March 2017

Block Plan ref. ADP-00-XX-DR-A-901 Rev. P2 received by the Local Planning Authority on 17th May 2017

Block 1

Block 1 Proposed GA ground floor plan ref. ADP-B1-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA first floor plan ref. ADP-B1-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA second floor plan ref. ADP-B1-02-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA roof plan ref. ADP-B1-R1-DR-A-1003 received by the Local Planning Authority on 4th March 2017

Block 1 Proposed GA elevations plan ref. ADP-B1-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Block 2

Block 2 Proposed GA ground floor plan ref. ADP-B2-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA first floor plan ref. ADP-B2-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA second floor plan ref. ADP-B2-02-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA roof plan ref. ADP-B2-R1-DR-A-1003 received by the Local Planning Authority on 4th March 2017

Block 2 Proposed GA elevations plan ref. ADP-B2-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Block 3

Block 3 Proposed GA ground floor plan ref. ADP-B3-00-DR-A-1000 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA first floor plan ref. ADP-B3-01-DR-A-1001 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA roof plan ref. ADP-B3-R1-DR-A-1002 received by the Local Planning Authority on 4th March 2017

Block 3 Proposed GA elevations plan ref. ADP-B3-XX-DR-A-1200 received by the Local Planning Authority on 4th March 2017

Landscape section AA: Estcourt Close vehicle gate plan and sections ref. ADP-00-XX-DR-L-1902 received by the Local Planning Authority on 4th April 2017

Landscape Section BB & CC: Pedestrian access gate via public right of way (south), pedestrian gate to north entrance ref. ADP-00-XX-DR-L-1903 received by the Local Planning Authority on 4th April 2017

Landscape Section DD: Estcourt Road gated off access route ref. ADP-00-XX-DR-L-1904 received by the Local Planning Authority on 4th April 2017

Landscape service unit plan and sections ref. ADP-00-XX-DR-L-1905 received by the Local Planning Authority on 4th April 2017

Landscape G A ref. ADP-00-XX-DR-L-1900 Rev. S1 P5 received by the Local Planning Authority on 20th July 2017

Soft Landscape plan ref. ADP-00-XX-DR-L-1901 Rev. S1 P5 received by the Local Planning Authority on 20th July 2017.

except where otherwise required by conditions of this approval.

Reason

To ensure the works are carried out in accordance with the approved plans.

Condition 2

The rating level of any noise generated by mechanical plant associated with the development shall not exceed the pre-existing background (LA90) noise level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

Reason

To protect the residential amenities of the surrounding area in accordance with Paragraphs 17, 109, 120 and 123 of the NPPF, Policy SD15 of the Joint Core Strategy Main Modifications 2017, and Policies FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan.

Condition 3

No windows in the development shall be openable (other than openings required in association with the ventilation louvre system).

Reason

In accordance with the submitted proposals to mitigate noise pollution in accordance with Policies FRP.9, FRP.10, FRP.11 and BE.21 of the 2002 City of Gloucester Second Deposit Local Plan, Policy SD15 of the Joint Core Strategy Main Modifications 2017 and Paragraphs 17, 109, 120 and 123 of the NPPF.

Condition 4

Any excavations within the root protection area of a tree subject to a tree protection order shall be undertaken by hand only and not machinery.

Reason

Works are proposed close to protected trees. This restriction is required to protect the integrity of the protected tree and minimise potential damage to the root system in accordance with Policies SD10 and INF 4 of the Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policies B.8, B.10 and BE.4 of the 2002 City of Gloucester Second Deposit Local Plan.

Condition 5

The SuDS proposals agreed in this approval and pursuant to the condition of the associated outline planning permission shall be maintained for the lifetime of the development in accordance with the measures set out in the submitted Flood Risk update, Drainage Strategy and Water Quality Management Report by AKS Ward dated March 2017.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with Policies FRP.1a, FRP.6, FRP.11 of the City of Gloucester Second Deposit Local Plan 2002 Policy INF3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy Main Modifications 2017 and Paragraph 103 of the NPPF.

Condition 6

The finished floor levels of the ground floor of the buildings hereby permitted shall be set at the following;

Block 1 at 14.01m AOD

Block 2 at 14.22m AOD

Block 3 at 14.48m AOD.

Reason

To ensure mitigation of buildings against flooding, in accordance with Policy FRP1a of the City of Gloucester Second Deposit Local Plan 2002, Policy INF 3 of the Joint Core Strategy Main Modifications 2017, and Paragraphs 100 and 103 of the NPPF.

Condition 7

No unit shall be occupied until the bat bricks, sparrow terrace bricks, and bat boxes as identified in the application, and the swift bird box bricks identified in the submission of 13th June 2017 have been implemented in full.

Reason

To secure biodiversity mitigation and enhancement in accordance with Policies SD10 and INF 4 of the Joint Core Strategy Main Modifications 2017, Paragraphs 17, 109 and 118 of the NPPF and Policy B.8 of the 2002 City of Gloucester Second Deposit Local Plan.

Condition 8

No unit comprised in this application shall be occupied until the boundary fence and gates have been installed in full at the Estcourt Close junction with the application site.

Reason

To ensure management of access to the site by motor vehicles in the interests of highway safety in accordance with Paragraph 32 of the National Planning Policy Framework.

Condition 9

Details of the access off Estcourt Close to include construction, drainage, kerbing, relocation of the lighting column and tactile paving either side of the access shall be submitted to and improved in writing by the Local Planning Authority and completed in all respects in accordance with those details approved prior to occupation.

Reason

To ensure safe and suitable access is provided for all users in accordance with Paragraph 32 of the National Planning Policy Framework.

Note 1

The submitted amended lighting specification is acceptable in terms of amenity but needs to be considered as to its impact on bats as per Condition 26 of the outline planning permission.

Note 2

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: 21st July 2017



Head of Planning

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET