



CHELTENHAM

BOROUGH COUNCIL

TO Industrial Sales Ltd	APPLICATION NO	12/01086/REM
C/o Jamie Lewis Thornbury House 18 High Street Cheltenham Glos GL50 1DZ	DATE REGISTERED	25th July 2012
	DECISION DATE	21st August 2013

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

In pursuance of its powers under the above mentioned Act and Order Cheltenham Borough Council, as the Local Planning Authority, hereby **GRANTS APPROVAL** for the following development:-

Reserved matters in connection with permission 10/00468/TIME. Details of the access, siting, design, external appearance of the buildings and the landscaping of the site . In addition details required by conditions 4,6, 7, 8, 11, 12,13, 15 and 16 (full details of both hard and soft landscape works including proposed finished levels; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures proposed; and existing functional services above and below ground; retained landscape features; surface water drainage works, incorporating sustainable drainage systems; the positions, design, materials and type of boundary treatment to be erected; landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas; schedule of landscape maintenance for a minimum period of 5 years; detailed waste management strategy for the treatment, recycling, and re-use of waste arising from the construction of the development; renewable energy plan to provide sufficient on site renewable energy to reduce carbon dioxide emissions by at least 10%; Car parking levels on the site overall and for each completed building; secure covered cycle parking).

AT : Land At North Road West And Grovefield Way Cheltenham

in accordance with the conditions specified hereunder:-

- 1 The development shall be started on or before whichever is the later of the following dates:-
 - (a) Five years from the date of the outline permission;
 - (b) Two years from the date of this decision.Reason: To enable the Local Planning Authority to review the development should it not be started within the time specified.

- 2 The development hereby permitted shall be carried out in accordance with the submitted 1:2500 location plan, the Cheltenham Business Park Development Handbook and drawing numbers DLA-1512-01; DLA-1512-02; DLA-1512-03; DLA-1512-04; DLA-1512-05; DLA-1512-06; DLA-1512-07; DLA-1512-08; DLA-1512-09; DLA-1512-10; DLA-1512-11; DLA-1512-12; DLA-1512-13; DLA-1512-14; DLA-1512-15; DLA-1512-16; 988A_A(GA)A0-600; 1988A_A(GA)A1-400; 1988A_A(GA)A2-400; 1988A_A(GA)A3-400; 1988A_A(GA)A4-100; 1988A_A(GA)A4-400; 1988A_A(GA)A5-100; 1988A_A(GA)A5-400; 1988A_A(GA)A6-100; 1988A_A(GA)A6-400; 1988A_A(GA)A7-100; 1988A_A(GA)A7-400; 1988A_A(GA) A13-100; 1988A_A(GA)A13-400; 1988A_A(GA)A9-100; 1988A_A(GA)A9-400a; 1988A_A(GA)A8-100; 1988A_A(GA)A8-400; 1988A_A(GA)A8-110; 1988A_A(GA)A8-120; 1988A_A(GA)A10-100; 1988A_A(GA)A10-400; 1988A_A(GA)A10-110; 1988A_A(GA)A11-100; 1988A_A(GA)A11-400; 1988A_A(GA)A11-110; 1988A_A(GA)A12-100; 1988A_A(GA)A12-400; 1988A_A(GA)A12-110; 1988A_A(GA)AS2-001; 1988A_A(GA)AS2-002; 1988A_A(GA)AS2-003; 1988A_A(GA)S0-002; A(GA)AS0-003 and A(GA)AS0-004 received 16 July 2012
Reason: To ensure the development is carried out in strict accordance with the approved documents.
- 3 Prior to the commencement of development, samples of the proposed facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, and the materials used in the development shall be in accordance with the samples so approved.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 4 Details of the on going maintenance regime for the support, clearance of silt/blockages and repair where necessary of the permeable paving areas, the permeable paving attenuation tanks, surface water attenuation tanks, and associated sewer runs shall be submitted to the Local Planning Authority before any work on site is commenced. The surface water drainage system shall be maintained in accordance with the details so approved.
Reason: To ensure that the development is provided with a satisfactory means of drainage to reduce the risk of creating or exacerbating a flooding problem and to maintain the risk of pollution.
- 5 Prior to the commencement of development wheel washing facilities shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The wheel washing facilities shall be used and maintained in good working condition through out the construction works and for as long afterwards as considered necessary by the Local Planning Authority.
Reason: To prevent the development works resulting in mud on the road which would be in the interests of highway safety
- 6 Details of any external lighting within the development (other than street lighting) that shall be agreed shall be submitted to and approved by the Local Planning Authority before any of the buildings are first occupied. The development shall be carried out in accordance with the approved details.
Reason: In the interests of security and at the same time to ensure that any lighting does not impact on amenity of neighbouring users.
- 7 Details of measures to prevent unauthorised access to car parks and the anti-social use of vehicles along the access spine road and in the car parks shall be submitted to and approved by the Local Planning Authority before any work on site is commenced. The measures so approved shall be installed and brought into use before the first occupation of any of the buildings hereby approved.
Reason: To prevent unauthorised and anti-social use of the spine road and car parks outside normal business hours.

- 8 Prior to the commencement of any works on site (including site clearance) a Tree Protection Plan (TPP) in respect of the large walnut and oak near to the car park shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall detail the methods of tree/hedge protection and clearly detail the positioning and specifications for the erection of tree protective fencing. The development shall be implemented strictly in accordance with the details so approved.

Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 9 No development shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

Reason: To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety.

This decision notice should be read in accordance with the Planning Officer's Report which details the material considerations relevant to the proposal and the reasons for the decision made. You can read a copy of this report online at www.cheltenham.gov.uk/publicaccess or in the Municipal Offices Promenade Cheltenham GL50 9SA (please contact Built Environment Reception to arrange this. Tel: 01242 264328)

A person who intends to carry out the development to which this planning permission relates is requested to give a minimum of 7 days notice to the planning authority as to the date on which it is proposed to initiate the development, and, in any event, before commencing the development. You are advised to contact the Compliance Officer at Built Environment 01242 264122.

Important Information following your Planning Permission or Planning Permission Enquiry

Please note: most building works will require inspection by Building Control. For further information on Building Regulations and whether you will be required to make an application, please refer to our web site www.cheltenham.gov.uk/buildingcontrol or telephone 01242 264321.

Mike Redman: Director – Built Environment

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

