

# The Town and Country Planning General Regulations 1992

## Development by the Gloucestershire County Council

**Take Notice** that pursuant to Regulation 3 of the above-mentioned Regulations on 10th November 2015 the Commissioning Director: Communities & Infrastructure using delegated powers decided that planning permission be GRANTED for the under-mentioned development:-

**Planning Reference No.:** 15/0058/GLREG3

**Date Application Valid:** 24th July 2015

**District Authority:** Gloucester City Council

**District Reference No.:** 15/01037/DCC

**Site:** Gloucester Records Office, Clarence Row, Alvin Street, Gloucester, Gloucestershire, GL1 3DW.

**Proposal:** Refurbishment of the Gloucestershire Archive including erection of three new strongrooms, a meeting/training suite & internal re-organisation of public access spaces. Demolition of two HORSAs huts & associated ancillary external structures. Car park re-organisation, re-surfacing & soft landscaping works.

**Applicant:** Property Strategy Lead, Gloucestershire County Council, Shire Hall, Gloucester, GL1 2TG.

### Conditions:-

#### 1. Commencement

The development hereby approved shall begin not later than 3 years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.



**Nigel Riglar**  
**Commissioning Director:**  
**Communities and Infrastructure**  
Duly authorised in that behalf

**Permission Date:** 17th November 2015

**Note:** Pursuant to Regulation 9 of the above mentioned Regulations the permission hereby granted enures for the benefit of Gloucestershire County Council only, except in the case of development to be undertaken jointly with any other person named in the application, in which case the permission shall enure for the County Council and that other person.

## 2. Prior Notification

The main contractor shall ensure that at least 7 days prior notification of the date of commencement of the development detailed in this application shall be given in writing to the County Planning Authority.

**Reason:** To enable the County Planning Authority to monitor the operations and to ensure compliance with this permission.

## 3. Scope of the Development

The development hereby approved shall be carried out in complete accordance with the application as submitted, together with accompanying Stage D Report, incorporating Design and Access Statement and associated Appendices 1 to 14 dated July 2015; Archaeological Evaluation produced by Cotswold Archaeology dated June 2015; Archaeological Desk-Based Assessment produced by Cotswold Archaeology dated April 2015; Ecological Appraisal produced by All Ecology dated June 2015 and approved plans [drawing number]:

- 6408/SK09: Proposed Location Plan dated 07.09.2015
- 6408/SK10D: Proposed Floor Plan dated July 2015
- 6408/SK14A: Existing Building Elevations dated July 2015
- 6408/SK12A: Existing Floor Plan dated 02/25/14
- 6408/SK18A: Proposed Sections dated 26.06.2015
- 6408/SK19A: 3D Cutaway dated 05/15/15
- 6408/SK13A: Proposed Elevations dated 26.06.2015
- 6408/SK15A: Existing Site Plan dated 07/10/15
- 6408/SK16A: Site Plan Proposed dated 01/07/2015
- 6408/SK20: Proposed Roof Plan dated 07/07/15

and specifications with any scheme, working programme or other details submitted for the prior written approval of the County Planning Authority in pursuance of any condition attached to this permission.

**Reason:** For the avoidance of doubt and to secure a satisfactory form of development, the amenities of neighbouring residents and the environmental quality of the site and surrounding area in accordance with policies A.1(a), A.2 and L.6 (a) of the adopted City of Gloucester Local Plan 1983, along with policies BE.1, BE.2, BE.4, BE.5, BE.6, BE.7, BE.8, BE.12, BE.20, BE.21, BE.29, BE.30, BE.31, BE.33, BE.34, BE.37, C.1, CS.1, CS.2, FRP.6, FRP.9, FRP.10, ST.1, ST.5, ST.7, TR.1, TR.9, TR.11, TR.12 and TR33 of the Second Deposit City of Gloucester Local Plan (2002), Policy WCS1 and WCS2 of the adopted Gloucestershire Waste Core Strategy, National Planning Practice Guidance and the aims and interests that the National Planning Policy Framework seeks to protect and promote with regard to community facilities, amenity, design, ecology, biodiversity and flood risk.

#### 4. **Hours of Demolition and Construction**

The hours of working on site during the demolition and construction phases of the development shall be restricted to 07:30 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays. The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and from the site and the movement of construction vehicles within the curtilage of the site.

**Reason:** To safeguard the residential amenity of the area in accordance with policy BE.21 and FRP.10 and FRP.11 of the Second Deposit City of Gloucester Local Plan (2002), along with the aims and interests that paragraph 17 of the National Planning Policy Framework seeks to protect and promote.

#### 5. **Drainage**

Prior to the commencement of any drainage works on site a complete detailed drainage design and schedules (manhole, pipes and connections) for the disposal of surface water and foul sewage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

**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 policy FRP.6 of the Second Deposit City of Gloucester Local Plan (2002), along with the aims and interests that paragraph 103 of the National Planning Policy Framework seeks to protect and promote.

#### 6. **Ecology**

No roof, tree or shrub removal works shall commence between 1st March and 31st August inclusive unless it is confirmed that there is no presence or use of roofs by nesting birds. If these species are present the works cannot commence until a scheme to protect any nesting bird on the site is submitted to and approved in writing by the County Planning Authority. The scheme shall then be implemented as approved.

**Reason:** To ensure that wild birds building or using their nests are protected as required by law and in accordance with ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 109 and 118.

#### 7. The measures of the Tree Protection Plan and Arboricultural Method Statement are approved and shall be implemented as set out in the Arboricultural Report within Appendix 9 of the Design and Access Statement dated July 2015.

**Reason:** To ensure that biodiversity and amenity is conserved and in accordance with ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 17, 109 and 118.

## 8. **Soft Landscape and Aftercare Scheme**

Within three months of the commencement of the development a scheme detailing soft landscaping, biodiversity enhancement and aftercare management shall be submitted to the County Planning Authority.

The scheme shall include details of:

- species, number, density and size of new native trees and shrubs;
- species, number and/or density of herbaceous plants rich in nectar and/or seed or berries;
- species within grass seed or turfing; and
- a small bird feeding station for the garden area.

Upon written approval from the County Planning Authority the approved scheme shall be implemented prior to the occupation of the development or within the first planting season, whichever is sooner. All plants that fail to thrive or which die within the first five years after completion should be replaced with species of, as a minimum, the same size as those planted.

**Reason:** In the interests of the visual amenity of the area in accordance with Policies BE.4 and BE.12 of the City of the Second Deposit Gloucester Local Plan (2002) and paragraphs 17 and 109 of the National Planning Policy Framework. This is also in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

## 9. **Archaeology**

The type and depth of foundations, drainage and services shall be approved in writing by the local planning authority prior to the commencement of the development.

**Reason:** To ensure that significant heritage assets are conserved, in accordance with paragraph 129 of the National Planning Policy Framework.

10. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

**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 paragraph 141 of the National Planning Policy Framework.

## 11. **Highways**

No construction work shall commence on the development until details of the parking, loading and unloading of construction vehicles, the storage of plant, machinery and materials, the parking of site operative vehicles and vehicle wheel cleaning have been submitted to and approved in writing by the County Planning Authority.

The approved details shall be implemented prior to the commencement of development and retained, as approved, for the duration of the building works.

**Reason:** To minimise disruption, congestion and hazards on the public highway, in the interests of highway safety and to ensure that no long-term impacts are created on the surrounding environment in accordance with Chapter 4 of the National Planning Policy Framework.

## 12. **Vehicular Parking and Turning Facilities**

The development hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing No.6408/SK16/A, and those facilities shall be maintained and made available for those purposes for the duration of the development hereby approved.

**Reason:** To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 35 of the National Planning Policy Framework.

## 13. **Cycle Storage**

The development hereby permitted shall not be brought into use until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. 6408/SK16/A, and those facilities shall be retained in situ for the duration of the development hereby approved.

**Reason:** To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 35 of the National Planning Policy Framework.

## 14. **Highway Protection**

No mud, debris and materials shall be deposited on the highway from construction and commercial vehicles leaving the site.

**Reason:** In the interests of highway safety and to prevent mud, debris and materials getting on the highway, in accordance with the aims and objectives of Chapter 4 of the National Planning Policy Framework.

## 15. **External Lighting**

Prior to the installation of any external lighting within the curtilage of the red line shown on drawing No.6408/SK09 a Lighting Scheme shall be submitted to and approved in writing by the County Planning Authority. The Scheme is to be based on the External Lighting Strategy on page 15 of Appendix 2 of the Stage D Report, incorporating Design and Access Statement dated July 2015. The Scheme shall include the following details:

- the position, height and type of all external lighting;
- the intensity of external lighting and spread of light (Lux plans);
- the measures proposed to minimise impact of the lighting on the environment including commuting bats and neighbouring residents.

The approved scheme shall be implemented for the duration of the development and maintained thereafter in accordance with the scheme.

**Reason:** To ensure the foraging and commuting of bats are not discouraged at this location and in accordance with ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 109 and 118 and Section 40 of the Natural Environment and Rural Communities Act 2006 which confers a general biodiversity duty upon Local Authorities whilst exercising their functions. Such details are also required in the interests of the amenity of the area in accordance with policies BE.6, BE21, FRP.9 and ST.1 of the Second Deposit City of Gloucester Local Plan (2002) and paragraph 17 of the National Planning Policy Framework.

## 16. **Materials**

Samples of all external facing, roofing and hard landscaping materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the County Planning Authority prior to such materials being used within the development.

The development shall not be undertaken other than in full accordance with such approved details, which shall be implemented in full prior to the development hereby approved being brought into use/occupation. Thereafter, the approved details shall be retained in situ for the duration of the development.

**Reason:** In the interests of the amenity of the area in accordance with paragraph 17 of the National Planning Policy Framework and policies BE.1, BE.6, BE.20, BE21 and ST.1 of the Second Deposit City of Gloucester Local Plan (2002).

## 17. **Dust**

Prior to the commencement of the development hereby permitted, a scheme for the management of dust during the demolition and construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. This approved scheme shall be implemented and maintained for the entire demolition and construction phase of this development.

**Reason:** In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with policy BE.21 and FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

18. **Noise**

Prior to the commencement of the development hereby permitted, a scheme for the management of noise from the demolition and construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. This approved scheme shall be implemented and maintained for the entire demolition and construction phase of this development.

**Reason:** In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with policy BE.21, FRP.10 and FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

19. **Vibration**

Prior to the commencement of the development hereby permitted, a scheme for the management of vibration from the demolition and construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. This approved scheme shall be implemented and maintained for the entire demolition and construction phase of this development.

**Reason:** In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with policy BE.21 and FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

20. **Additional Information**

Details of the following matters set out in the schedule below shall be submitted to and approved in writing by the County Planning Authority prior to their installation or erection. The development shall be implemented in full and in complete accordance with the approved details prior to the extensions hereby approved being occupied or brought into use.

Schedule:-

- a. Mechanical and electrical installations, including flues, ventilation equipment and any air conditioning units or air source heat pumps;
- b. Bin Store;
- c. Any external CCTV system/s to be installed;
- d. Access controls for external pedestrian and vehicle gates;
- e. Delineation of car parking spaces;
- f. Profile of external door and window frames, including cills;
- g. Salvage of architectural features resulting from either the demolition or as may be required to facilitate the extensions and alterations hereby approved.

The development shall not be undertaken other than in full accordance with such approved details.

**Reason:** Insufficient details were submitted for these matters to be fully and properly considered in respect of the approval hereby granted and policies BE.5, BE.6, BE.8, BE.21, BE.22 and ST.1 of the Second Deposit City of Gloucester Local Plan (2002), along with the aims and interests that the National Planning Policy Framework seeks to protect and promote.

## 21. Mechanical and Electrical

Details of any noise attenuation measures as may be required by condition 20 (a) shall be submitted to and approved in writing by the County Planning Authority before such works are undertaken. Any such approved measures shall be fully implemented before the development hereby approved is occupied or brought into use.

**Reason:** To ensure an acceptable noise level for the residents in Virginia Close and neighbouring properties in accordance with policy BE.21 and FRP.10 of the Second Deposit City of Gloucester Local Plan (2002), along with the aims and interests that the National Planning Policy Framework seeks to protect and promote.

## 22. Bin Store

Details of the Bin Store required by condition 20 (b) of this permission shall be implemented in full in accordance with the approved details prior to any part of the extensions being brought into use.

The approved Bin Store facility is to be retained for the duration of the development.

**Reason:** To ensure the satisfactory provision of this necessary facility in accordance with the aims and interests that the National Planning Policy Framework seeks to protect and promote.

## Asbestos Removal and Disposal

23. No development shall take place including site clearance until an asbestos management report relating to the demolition of the on-site HORSAs buildings and refurbishment of the existing Gloucestershire Archives is submitted to and approved in writing by the County Planning Authority. The report shall include a remediation scheme to deal with the asbestos contaminant identified in the submitted Asbestos Executive Summary in Appendix 7 of the submitted Stage D Report, incorporating Design and Access Statement, including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.

The construction of the extensions hereby approved shall not commence and the areas of the existing Gloucestershire Archives building where remediation of asbestos has taken place shall not be brought into use until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met, together with a discovery strategy for dealing with any unexpected contamination which might be found.



**Reason:** To protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with paragraphs 120 and 121 of the National Planning Policy Framework (NPPF).

## 1. **Advice Notes:**

### **Ecology**

1. Advice Note - In accordance with the Ecological Appraisal the contractors should be advised to adhere to the following procedures in the unlikely event bats are found during the demolition of buildings on site:
  - If a bat roost is still in a structure and bats are not injured, stop work and contact a licensed ecologist. If help is not available, allow bats to fly out of harm's way.
  - If material containing a roost has been removed, the roost is not exposed and the bats are not injured, temporarily seal and isolate the roost, stop work and seek advice from a licensed ecologist. If advice is not readily available, re-open it and allow bats to relocate of their own accord.
  - If a roost has been exposed, and especially if bats have been injured, stop work, collect bats in a secure box or bag (using a glove) and contact a licensed ecologist.
2. Advice Note - Further biodiversity enhancement could be considered and secured by incorporating new roosting opportunities for bats and/or nesting opportunities for house sparrows or possibly swifts. See paragraphs 4.7, 4.8, 4.12 to 4.13 of the Ecological Appraisal for further details.

### **Network Rail**

3. Safety - No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In view of the proximity of these proposed works to the railway boundary the developer must contact Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

### **Asbestos Removal and Disposal**

4. Licensed Contractors only are permitted to remove asbestos which must be transferred to a licensed site. A H.S.E licensed asbestos removal contractor should be employed to carry out the demolition process, removal from site and safe disposal of asbestos material arising from the demolition of the HORSAs buildings or the refurbishment of the existing Gloucestershire Archives building.

## Summary reason for granting approval

2. The proposal makes provision for proposed refurbishment of the Gloucestershire Archive including erection of three new strongrooms, a meeting/training suite & internal re-organisation of public access spaces. Demolition of two HORSAs huts & associated ancillary external structures. Car park re-organisation, re-surfacing & soft landscaping works.

The proposed extensions, due to their scale and location, would not result in any adverse visual impact or other harm to local residents. The only impact on amenity would be during the construction period and this would be controlled through approval of a Construction Method Statement, which would include details of vehicle type and numbers, control over noise, dust and vibration, parking and hours of operation.

By virtue of its design, size and siting the County Planning Authority is of the opinion that the proposed development would have no adverse impact upon the amenity of neighbouring residents or the character of the street scene and the Worcester Street Conservation Area by reason of its design, appearance, scale and siting in accordance with policies A.1(a), A.2 and L.6 (a) of the adopted City of Gloucester Local Plan 1983, along with policies BE.1, BE.2, BE.4, BE.5, BE.6, BE.7, BE.8, BE.12, BE.20, BE.21, BE.29, BE.30, BE.31, BE.33, BE.34, BE.37, C.1, CS.1, FRP.6, ST.1, ST.5, ST.7, TR.1, TR.9, TR.11 and TR.12 of the Second Deposit City of Gloucester Local Plan (2002), Policy WCS1 and WCS2 of the adopted Gloucestershire Waste Core Strategy and the aims and interests that the National Planning Policy Framework seeks to protect and promote. The County Planning Authority is mindful of the wider public gains the development will bring to the community and that any perceived harm to the character and setting of the Gloucestershire Archives building and wider street scene is not so detrimental as to warrant refusal.

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to any potential problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the agent, and by discussing outcomes, findings and comments with the applicant where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.