



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town & Country Planning (Development Management Procedure) (England) Order 2015

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Southampton  
SO16 7AA

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

#### FULL APPLICATION - **CONDITIONAL APPROVAL**

**Proposal:** **Redevelopment of the site to provide industrial building (Class B2 - 24 hour operation) with ancillary office/research and development accommodation, storage, access and parking (total floor space of 3,147 square metres) (Environmental Impact Assessment Development follows permission 08/00629/FUL)**

**Site Address:** **Part of Former Vosper Thornycroft, Site and Waterfront, Southampton**

**Application No:** **16/01108/FUL**

Subject to the following conditions.

##### 1.Full Permission Timing Condition (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

##### Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

##### 2.Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in the schedule attached below, unless otherwise superseded by these conditions.

##### Reason:

For the avoidance of doubt and in the interests of proper planning.

##### 3.Restricted Use (Performance)

The maximum floorspace of the development hereby approved shall be 3,147 square metres (gross external), and the building shall not be sub-divided into separate units without the first written approval of the Local Planning Authority. Furthermore, this permission does not allow for the installation of additional mezzanine floorspace (other than those shown) within the buildings to serve the development.

The approved development shall be used for boat building, fitting out and fabrication, the manufacturing of wind turbine blades and/or another marine related B2 employment activity; all of which shall require ongoing access to the deep river berth in this location, and the River Itchen itself, and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the prior written approval of the Local Planning Authority.

Any office space provided to serve the development shall be ancillary to the uses specified and shall not be let, leased or sold separately.

Reason:

In the interest of the amenities of neighbouring occupiers, to ensure that the site is retained for employment generating uses, to ensure that the office space provided is integral to the principal uses due to the edge of centre location and in the interests of highway impacts that have been determined as established by the approved Environmental Impact Assessment.

#### 4.Operational Hours (Performance)

The restricted B2 use hereby approved (and defined above) shall not operate outside of the following hours:

- o Internal Working within the Building:  
Permitted 24 hours per day (7 days)
- o External Working - 'Yard Work Zone' (as defined in the submission):  
Monday - Sunday (7 days) - 7am to 7pm
- o External Working - Wharf and Cranes outside of the 'Yard Work Zone'  
Monday - Sunday (7 days) - 7am to 7pm

In the event that the development is occupied by a business involved principally in the manufacture of wind turbine blades, for which a case has been made within the submitted documents, the following extension to operational hours shall apply to the following areas only:

- o External Working - 'Yard Work Zone' (as defined in the submission):  
Monday - Sunday (7 days) - 7pm to 11pm
- o External Working - Wharf and Cranes outside of the 'Yard Work Zone'  
Monday - Sunday (7 days) - 7pm to 11pm for 1 day per calendar week - non consecutive

The Yard Work Zone as shown in the 24Acoustics Noise Impact Assessment (7th March 2017) shall be clearly marked out on site prior to the first use of the building and shall thereafter be retained for the lifetime of the development. For these extended hours the Yard Work Zone shall only be used for those activities and processes that shall have been agreed in writing with the Local Planning Authority prior to first use of the site for the approved use. At no time shall the external yard be used for manufacturing activities and processes other than those agreed.

Reason:

In the interest of the amenities of neighbouring occupiers as established by the approved Environmental Impact Assessment and the amended 24Acoustics Noise Impact Assessment (7th March 2017), with bespoke details provided for a wind turbine blades manufacturer, following input from the Council's Environmental Health Officer.

#### 5.Operational Deliveries & Servicing (Performance)

Prior to the first use of the building hereby approved, and then by any subsequent operator, the applicant shall submit a "Deliveries & Servicing Management Plan" to the Local Planning

Authority for approval in writing. The operation of the site shall proceed in accordance with the agreed details.

Deliveries and servicing of the site shall not take place outside of the following hours:

Monday to Saturday - 7am to 7pm

Sundays and recognised Public Holidays - 9am to 4pm

Reason:

In the interest of the amenities of neighbouring occupiers as established by the approved Environmental Impact Assessment following input from the Council's Environmental Health Officer.

#### 6.Operational Environmental Protection Plan

The development shall be implemented in accordance with the recommendations contained within the amended 24Acoustics Noise Impact Assessment (7th March 2017) except where superseded by conditions attached to this permission particularly in respect of hours of operation, deliveries and servicing as set out above.

Prior to the occupation of the building by the first, and then by any subsequent operator, a detailed 'Operational Environmental Protection Plan' - to include a bespoke scheme of management measures to protect residential amenity; including details of reversing alarms of fork lift trucks and lorries, yard surface material and maintenance, equipment maintenance, acoustic barrier maintenance, site facilities including attenuation of external plant, vehicle management arrangements, staff management arrangements and a 'Night Time Management Plan' (detailing measures between 2300 and 0700 hours to mitigate noise; including car parking management in connection with shift change), details of how the operational development will prevent or minimise the impacts from noise (from plant, machinery and staff), vibration and dust for all operations, as well as provide details of how these measures will be monitored at the site boundary to ensure that emissions are minimised beyond the site - shall have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the first and any subsequent occupation by a new user of the building and shall be maintained as agreed thereafter.

Prior to the use of the site for manufacturing involving solvents an odour mitigation plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall proceed only in accordance with these agreed details.

Reason:

To limit noise and disturbance and to protect the amenities of neighbours, particularly given the 24 hour nature of the proposed operation as established by the approved Environmental Impact Assessment.

#### 7.External Ventilation & Extraction Details

Details of suitable ventilation, extraction and filtration equipment for both buildings, if required, shall be submitted to and approved in writing by the Local Planning Authority prior to the first, and then by any subsequent, occupation of the building to which the details relate. The equipment shall be installed and maintained in accordance with the agreed information and made ready for use prior to the first, and any subsequent use, of the building to which the details relate.

Reason:

To ensure that adequate provision is made for the ventilation of the commercial use which does not impinge on the residential amenity of neighbouring residents or the external design of the building hereby approved.

### 8. Access

The approved access from Keel Road, as shown on the detailed plans are hereby approved, shall be the principal access point for staff, visitors and deliveries/servicing vehicles and shall be implemented and made ready for its intended use prior to the first use of the development unless otherwise agreed in writing with the Local Planning Authority. Access onto Keswick Road shall be for exceptional and unusual long/wide loads, on an infrequent basis, and emergencies only as set out in the planning submission and this entrance shall not be used for regular access associated with the approved use.

Any existing 'redundant' access points serving the site that are no longer required to serve the approved development shall be closed off, re-kerbed at the highway and made good prior to the first occupation of the development.

#### Reason:

To ensure that the development, and users of it, is served by an appropriate access in the interests of highway safety.

### 9. Parking, Servicing & External Storage (Pre-Occupation)

The parking spaces shown on the approved drawings, and associated access, shall be marked out on site and provided in accordance with the plans hereby approved before the building first comes into use, and shall thereafter be retained as approved for the parking by staff and visitors only. Vehicles shall only be parked within designated bays.

These parking areas shall not be used for external storage of any kind, and any external storage within the service yard hereby approved shall only be provided once locations and heights have been agreed in writing with the Local Planning Authority.

#### Reason:

To define the permission and to prevent obstruction to traffic in neighbouring roads and in the interests of highway safety as established by the approved Environmental Impact Assessment.

### 10. Electric Car Charging Points (Pre-Occupation Condition)

No building shall be occupied until a minimum of 1 electric car charging point has been provided to serve it. The approved measures shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

#### Reason:

In the interests of sustainability and air quality.

### 11. Cycle parking (Performance Condition)

Before the occupation of each building the cycle storage, changing, washing and shower facilities for members of staff shall be provided and made available for use in accordance with revised details that shall have been agreed in writing with the Local Planning Authority prior to the first occupation of the development hereby approved. The storage shall thereafter be retained as approved.

#### Reason:

To encourage cycling as an alternative form of transport.

### 12. Details of building materials to be used (Pre-Commencement Condition)

Notwithstanding the information shown on the approved drawings and application form (with the exception of site clearance, demolition, enabling and preparation works) no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, and the roof of the approved building. It is the Local Planning Authority's practice to review all such materials on site. The developer should have

regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

**Reason:**

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

**Note to Applicant:**

As part of its duty in signing off this condition the Local Planning Authority will request that a sample panel of the cladding system is constructed on site so that the reflectivity and glare of the materials can be properly assessed ahead of its use across the development.

**13.Landscaping, lighting & means of enclosure detailed plan (Pre-Commencement)**

Notwithstanding the submitted details, before the commencement of any site works (with the exception of site clearance, demolition, enabling and preparation works) a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- i. proposed finished ground levels or contours; means of enclosure including retaining wall details; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained along Keswick Road as they affect the site. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance);
- iv. details of any proposed boundary treatment, including retaining walls and;
- v. a landscape management scheme.

The position and height of acoustic barriers (comprising bunds and fencing) and other means of enclosure along the site's Keswick Road and Victoria Road boundaries, and the railings shown on the pedestrian entrance link bridge, shall be erected prior to the first use of the development in accordance with further details that shall have been agreed in writing with the Local Planning Authority before their erection. The boundary treatment shall thereafter be retained as approved.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to the first use of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

**Reason:**

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

**14.External Lighting Scheme (Pre-Occupation)**

Prior to the development hereby approved first coming into occupation or the erection of any external lighting to serve the use (whichever is sooner), external lighting shall be

implemented in accordance with a scheme - notwithstanding the information already provided in the DfL Lighting Impact Assessment (August 2016) - to be submitted to and approved in writing by the Local Planning Authority. The details shall include light scatter diagrams with relevant contours. The scheme shall include details of lighting design and hours of operation and must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The lighting scheme shall be thereafter retained as approved.

Reason:

In the interest of residential amenity, to minimise the impact on protected species and to avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare, and as required by the applicant's DfL Lighting Impact Assessment (August 2016) and as established by the approved Environmental Impact Assessment.

#### 15. Tree Retention and Safeguarding

All trees along the site's boundary with Keswick Road shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period

#### 16. No storage under tree canopy (Performance - Construction & Operational)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained along the site's boundary with Keswick Road. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas unless agreed in writing with the Local Planning Authority in advance of such works

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

#### 17. Ecological Enhancement Statement (Pre-Commencement)

Prior to development commencing (with the exception of site clearance, demolition, enabling and preparation works) the developer shall submit a programme of habitat and species enhancement measures, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before the first use of the building hereby approved takes place. The agreed scheme shall be retained as approved.

Reason:

To enhance habitat for protected species under the Wildlife and Countryside Act 1981 (as amended) and in the interests of preserving and enhancing biodiversity as established by the approved Environmental Impact Assessment.

#### 18. BREEAM Standards [Pre-Commencement Condition]

Before the development commences (with the exception of site clearance, demolition, enabling and preparation works) written documentary evidence demonstrating that the development will achieve at minimum 'Very Good' overall, including Excellent level against

the mandatory credits, against the BREEAM Standard, in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

**Reason:**

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

**19.BREEAM Standards [performance condition]**

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good overall, including Excellent level against the mandatory credits, against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

**Reason:**

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

**20.Zero or Low Carbon Energy Sources (Pre-Commencement Condition)**

Confirmation of the energy strategy, including zero or low carbon energy technologies that will achieve a reduction in CO2 emissions of at least 15% shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted consent (with the exception of site clearance, demolition, enabling and preparation works). Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

**Reason:**

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

**21.Finished Floor Levels**

The development hereby permitted shall ensure that the building's finished floor levels are set no lower than 5.50m Above Ordnance Datum (AOD).

**Reason:**

To reduce the risk of flooding to the proposed development and future occupants. This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and has been requested by the Environment Agency.

**Note to Applicant - Environment Agency:**

The proposed development is located within an area of flood zone 1 and is considered to have a low probability (< 1 in 1000, 0.1%) of tidal flooding in any year. The proposed finished floor level of 5.50mAOD will ensure that the development remains safe and free of inundation over its full lifetime. The main access to the building from Victoria Road is set at a higher level and will provide safe access and exit if flooding of the lower lying areas of the site does occur.

**22.Surface/Foul Water Drainage (Pre-commencement)**

No development approved by this permission shall commence (with the exception of site clearance, demolition, enabling and preparation works) until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the

Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as approved.

Reason:

To ensure satisfactory drainage provision for the area.

Note to Applicant - Southern Water:

You are advised to take note of Southern Water's full response (dated 27th October 2016) to the planning application which details the restrictions on development and requirements for further approvals. The applicant is also advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

### 23.Sustainable Drainage (Pre-Commencement Condition)

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the LPA prior to the commencement of development (with the exception of site clearance, demolition, enabling and preparation works).

Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To seek suitable information on Sustainable urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015) and as established by the approved Environmental Impact Assessment.

### 24. Land Contamination remediation - Added Post Planning Panel

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a scheme of remediation detailing the remedial actions to be taken and how they will be implemented shall be submitted to and approved by the Local Planning Authority. On completion of the remedial works set out above a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the local planning authority.

Reason

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.



#### 25. Use of uncontaminated soils and fill (Performance)

Only clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

#### Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

#### 26. Unsuspected Contamination (Performance)

If potential contamination is encountered that has not previously been identified, no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

#### Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

#### 27. Construction Environmental Management Plan (CEMP)

Notwithstanding the information already submitted the applicant shall submit a Construction Environmental Management Plan to the Local Planning Authority for approval in writing prior to the commencement of development. The CEMP shall ensure and demonstrate that there are no adverse effects on the integrity of the Lee on the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI), the Solent and Southampton Water Ramsar Site, the Solent and Southampton Water Special Protection Area (SPA) and the River Itchen Special Area of Conservation (SAC). The plan should include:

- a. details of mitigation including measures to avoid disturbance to waterfowl and migratory salmon, including timetabling works to avoid sensitive periods for such species. Potential measures to mitigate the impacts should include:
  - o Turning off all plant when not in use
  - o Use of mufflers and other noise reducing equipment
  - o Timing of works to avoid sensitive periods for salmon and waterfowl
  - o Screening of construction works.
  - o Piling methodologies and a mitigation plan to prevent disturbance to salmon if percussive piling is to be employed with 75m m of the river edge.
  - o Pollution control measures, including proposals for monitoring during and post construction, and details of emergency remediation measures if acceptable biological limits are breached.
  - o Design the building to minimise collision risk
  - o Careful positioning of lighting
  - o Design of lighting to minimise light spill
- b. parking of vehicles of site personnel, operatives and visitors;
- c. loading and unloading of plant and materials;
- d. storage of plant and materials, including cement mixing and washings, used in constructing the development;
- e. treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- f. measures to be used for the suppression of dust and dirt throughout the course of construction;
- g. details of construction vehicles wheel cleaning;
- h. details of any cranes required to facilitate construction;
- i. external lighting;
- j. height of external storage areas;

- k. Control and disposal of putrescible waste to prevent attraction of birds; and,
- l. details of how noise emanating from the site during construction will be mitigated with contact details of the site manager for residents wishing to raise issues during the construction phase

Works shall be implemented in accordance with the agreed details.

Reason:

To ensure that the natural conservation interests of the site and surrounds are adequately safeguarded, and in the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area, Southampton Airport and highway safety and as established by the approved Environmental Impact Assessment.

#### 28. Hours of work for Demolition / Clearance / Construction (Performance)

All works relating to the demolition, clearance and construction of the development (including deliveries) hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours

Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the above restrictions the date/time of delivery to site and erection of any tower cranes required to construct the development outside of these permitted hours shall be agreed in writing with the Local Planning Authority, in consultation with the Highways Department, prior to their delivery.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

#### 29. Piling

A piling/foundation design and method statement shall be submitted to and approved in writing by the Local Planning Authority prior to any piling taking place in the construction of this development. The development shall be carried out in accordance with the agreed details.

No percussive piling or works with heavy machinery (ie. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken during the bird overwintering period (ie. October to March inclusive).

Reason:

To satisfy the requirements of the Council's Environmental Health Department, Natural England and the Environment Agency, and to ensure that an appropriate form of piling is undertaken for each phase in the interests of protecting residential amenity and the habitat of the Lee on the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI), the Solent and Southampton Water Ramsar Site, the Solent and Southampton Water Special Protection Area (SPA) and the River Itchen Special Area of Conservation (SAC), whilst ensuring that any piling methods used do not cause pollution, harm or nuisance and as established by the approved Environmental Impact Assessment.

#### 30. Refuse & Recycling (Pre-Commencement)

Prior to the first use of the building, and then by any subsequent operator, further details of storage for refuse and recycling, together with the access to it and the ongoing management, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the first, and any subsequent, occupation of the building and shall thereafter be retained as approved.

## Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

## 31.No other windows or doors other than approved in specific location

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) in relation to the development hereby permitted, no alternative or additional windows (including rooflights), doors or openings other than those expressly authorised by this permission shall be constructed in the northern elevation of the building.

## Reason:

To protect the amenities of the adjoining properties.

## 32.Telecommunications PD Restriction

Notwithstanding the provisions of Schedule 2 Part 16 the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking or re-enacting that Order, no telecommunication equipment shall be erected or carried out to any building hereby permitted without the prior written approval of the Local Planning Authority.

## Reason:

In the interests of visual amenity.

## 33.Submission of a Bird Hazard Management Plan - Airport

Development shall not commence (with the exception of site clearance, demolition, enabling and preparation works) until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The BHMP shall be in accordance with AOA Advice Note 8 and shall include details of:

- o monitoring of any standing water within the site temporary or permanent
- o management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached \* See next page for information \*
- o reinstatement of grass areas
- o maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- o which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- o monitoring of waste imports (although this may be covered by the site licence)
- o physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- o signs deterring people from feeding the birds.

The BHMP shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the LPA.

## Reason:

It is necessary to manage the former Vospers Site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

## Note to Applicant:

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season.

Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by SIAL Airside Operations staff. In some instances it may be necessary to contact SIAL Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

#### 34. Security

A 'Security Management Plan', including the location and design of any external CCTV, for the development shall be submitted to and agreed in writing with the Local Planning Authority prior to its first occupation. The agreed scheme shall be implemented as agreed.

Reason:

In the interests of security for the site.

#### 35. Pontoon Jetties

Details of all and any pontoons jetties or pier structures associated with this proposal shall be submitted to and approved in writing by the Local Planning Authority prior to any works relating to them being enacted. Such pontoons, jetties, and or pier structures shall project no further into the River Itchen than is needed in order to comply with the requirement that no berthing (either permanent or temporary) shall be permitted to the west of the outer berthing limit without the berth operator or berth user requesting and receiving the prior written permission of the Local Planning Authority (after consultation with the Harbour Master).

The outer berthing limit is taken as the line formed by the following co-ordinated points:

Point 1 shall be taken as East (OSGB) 443341 North (OSGB) 110840  
 Point 2 shall be taken as East (OSGB) 443380 North (OSGB) 110912  
 Point 3 shall be taken as East (OSGB) 443395 North (OSGB) 110965  
 Point 4 shall be taken as East (OSGB) 443409 North (OSGB) 111011  
 Point 5 shall be taken as East (OSGB) 443417 North (OSGB) 111040  
 Point 6 shall be taken as East (OSGB) 443441 North (OSGB) 111122

Reason:

In the interests of safe navigation of the River Itchen and to ensure compliance with previous advice taken in respect of LPA ref: 08/00629/FUL.

#### Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Council has considered the proposal in the context of the site allocation for industrial development as set out in the Development Plan, the importance of the additional employment to be created by this development, and the need to see the redevelopment of this vacant site. The development would have an impact on the surrounding area in terms of character and appearance, traffic and noise/disturbance (particularly in relation to 24 hour activity) but it is considered that this impact can be mitigated by Section 106 obligations, and planning conditions, and it has been assessed in the context of the site's former historic use for significant manufacturing. The Council has also taken into account:

- o the findings of the Environmental Statement and other background documents submitted with the application, in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011;
- o The Woolston Riverside Planning Brief and Illustrative Master Plan 2004; and,

- o The extant planning permission for this site (08/00389/OUT refers) which would allow manufacturing to take place on the site following the submission of Reserved Matters.

The proposed development makes efficient use of this previously developed site and would result in the regeneration of urban land, improving security in the area through an increase in occupation and passive surveillance. The assessments of the impact of the development have been wide ranging and carried out to a comprehensive level of detail. The statutory regulations covering Environmental Impact Assessment and the protection of important natural habitats have been satisfied. Other material considerations have been considered, as set out in the report to the Planning and Rights of Way Panel (04.04.17) including a considerable objection to the proposals from local residents, although the points made are not judged to have sufficient weight to justify a refusal of the application; particularly given the proposed reduction in operational hours permitted and the scheme of mitigation that can be secured. The scheme is therefore judged to be in accordance with the development plan as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should therefore be granted.

In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012). Planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP15, SDP16, SDP17, SDP19, SDP20, SDP22, NE4, NE5, TI2, HE6 and MSA18 of the City of Southampton Local Plan Review (LPR - as amended 2015) and CS6, CS7, CS12, CS13, CS18, CS19, CS20, CS22, CS23, CS24 and CS25 of the Local Development Framework (LDF) Core Strategy Development Plan Document (as amended 2015) as supported by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and the guidance contained in the National Planning Policy Framework (2012).



**Samuel Fox**  
**Planning & Development Manager**

21 July 2017

If you have any further enquiries please contact:  
**Stephen Harrison**

**IMPORTANT NOTE TO APPLICANT**

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings:

<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Status:</b>
992 CQ-BD06	c	Floor Plan	Approved
992 CQ-BD05	b	Floor Plan	Approved
992 CQ-BD01	a	Location Plan	Approved
992 CQ-BD07	c	General Plan	Approved
992 CQ-BD02	c	Site Plan	Approved

992 CQ-BD08	b	Elevational Plan	Approved
992 CQ-BD04	d	Elevational Plan	Approved
992 CQ-BD03	b	Floor Plan	Approved
		Environmental statement	Approved
		Design and Access Statement	Approved

**NOTES**

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals must be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
4. The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.
5. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
8. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
9. The applicant is recommended to retain this form with the title deeds of the property.
10. In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins, and should contact SCC refuse team at [Waste.management@southampton.gov.uk](mailto:Waste.management@southampton.gov.uk) at least 8 weeks prior to occupation of the development to discuss requirements.
11. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012)

Please address any correspondence in connection with this form quoting the application number to: **Development Management, Southampton City Council, Lower Ground Floor, Civic Centre, Southampton, SO14 7LY.**