

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

MP for 04/06/2019 PROW Panel

PLANNING CONDITIONS

Application 1. (18/01659/FUL) Logistics/monitoring office, to include:

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 listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

3. 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 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 proposed building and hard surfacing materials. 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 and in order to aid drainage within the industrial estate.

4. Hard surfacing materials to include drainage.

Notwithstanding the approved plans, no changes or addition of hard surfacing materials on the site shall occur unless details of proposed surfacing treatment has been submitted to approved in writing by the Local Planning Authority. Once approved the drainage and hard surfacing materials shall be implemented in accordance with the approved plans prior to the occupation of the hereby approved development.

Reason: Any hard surfacing treatment proposed should make provision of drainage to reduce flooding potential within the Industrial Estate.

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

All works relating to the demolition, clearance and construction of the development 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.
Reason: To protect the amenities of the occupiers of existing nearby residential properties.

6. Demolition Statement (Pre-Commencement)

Precise details of the method and programming of the demolition of the existing property shall be submitted to and approved by in writing by the Local Planning Authority prior to the implementation of the scheme. The agreed scheme shall be carried out to the details as specified in the demolition programme unless otherwise agreed in writing by the Local Planning Authority. Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be included.

Reason: In the interests of the amenity of adjacent commercial properties.

7. Construction Management Plan (Pre-Commencement)

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Plan for the development. The Construction Management Plan shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning; and,
- (g) details of how noise emanating from the site during construction will be mitigated.

The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring business staff, the character of the area and highway safety.

8. Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason: To protect the amenities of the occupiers of existing nearby properties.

9. Flood Resilience Measures [Performance Condition]

The development hereby approved shall be carried out in full compliance with the flood resilience measures set out in the flood risk assessment accompanying the application.

Reason: To ensure that the building incorporates flood resilience measures and therefore reduce the impact of future potential flood events.

10. Site flood safety plan, Pre Occupation Condition

Prior to the occupation of the development hereby approved, a site flood safety plan shall be submitted and agreed in writing with the Local Planning Authority, thereafter all existing

and future occupants of the development hereby approved shall be informed of the site flood safety plan with its implementation for the lifetime of the development.

Reason: In the interests of protecting public safety.

11. Operational management plan, [Performance Condition]

The development hereby approved shall be carried out in accordance with the submitted and approved Operational Management Plan.

Reason: In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads and to ensure access to nearby businesses is not unreasonably disrupted.

12. Spitfire Garage Signage.

Prior to the installation of the approved development details of proposed signage improvements associated with the adjoining Spitfire Garage business shall be submitted to and approved in writing by the local planning authority. Once approved the signage shall be installed prior to the operation of the hereby approved development. Once installed the signage shall be retained whilst the bridge is in operation and or whilst Spitfire Garage is trading from the site.

To compensate for any loss of visual presence that Spitfire Garage currently experience.

13. Contamination control, (Pre-Commencement Condition).

Prior to the commencement of the development measures to prevent pollution from surface water run-off and measures which prevent mobilisation of contaminants or spillage of fuel, oil or other chemicals via surface water run-off shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the details approved.

Reason: To prevent contamination given that surface water runoff is proposed to be disposed directly into the river.

14. Land Contamination investigation and remediation (Pre-Commencement & Occupation)

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 to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme 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.

15. Unsuspected Contamination (Performance)

The site shall be monitored for evidence of unsuspected contamination throughout construction. 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.

16. Use of uncontaminated soils and fill (Performance)

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.

17. Parking. Performance Condition.

The parking hereby approved shall be marked out and be made ready for use prior to the first occupation of the building. The agreed parking shall thereafter be retained for parking purposes and for no other use.

Reason: In the interests of providing sufficient parking to serve the development.

PLANNING CONDITIONS

Application 2 18/01679/MMA Warehouse and Canopy, to include:

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

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

All works relating to the demolition, clearance and construction of the development 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.

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

3. Cycle storage facilities (Pre-Occupation Condition)

Before the development hereby approved first comes into occupation, secure and covered storage for 9 bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

4. Flood Resilience Measures [Performance Condition]

The development hereby approved shall be carried out in full compliance with the flood resilience measures set out in the flood risk assessment accompanying the application.

Reason: To ensure that the building incorporates flood resilience measures and therefore reduce the impact of future potential flood events.

5. Site flood safety plan, Pre Occupation Condition

Prior to the occupation of the development hereby approved, a site flood safety plan shall be submitted and agreed in writing with the Local Planning Authority, thereafter all existing and future occupants of the development hereby approved shall be informed of the site flood safety plan with its implementation for the lifetime of the development.

Reason: In the interests of protecting public safety.

6. Contamination control, (Pre-Commencement Condition).

Prior to the commencement of the development measures to prevent pollution from surface water run-off and measures which prevent mobilisation of contaminants or spillage of fuel, oil or other chemicals via surface water run-off shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the details approved.

Reason: To prevent contamination given that surface water runoff is proposed to be disposed directly into the river.

7. Land Contamination investigation and remediation (Pre-Commencement & Occupation)

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 to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme 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.

8. Unsuspected Contamination (Performance)

The site shall be monitored for evidence of unsuspected contamination throughout construction. 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.

9. Use of uncontaminated soils and fill (Performance)

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.

10. BREEAM Standards (Pre-Occupation)

Written documentary evidence demonstrating that the development has achieved at minimum a rating of very good against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM certification body.

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).

11. Bird Hazard Management Plan (Pre-Occupation)

Development shall not be occupied until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- 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'.

The agreed Bird Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the Siva Plastics, Spitfire Quay, Hazel Road development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

12. Parking. Performance Condition.

The parking hereby approved shall be marked out and be made ready for use prior to the first occupation of the building. The agreed parking shall thereafter be retained for parking purposes and for no other use.

Reason: In the interests of providing sufficient parking to serve the development

13. Means of Enclosure

Further details of any means of enclosure (including fencing to the site boundary) shall be provided and agreed in writing by the Local Planning Authority prior to its erection. The agreed fencing shall be retained as agreed.

Reason:

In the interests of visual amenity

14. Operational management plan, [Performance Condition]

The development hereby approved shall be carried out in accordance with the submitted and approved Operational Management Plan.

Reason: In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads and to ensure access to nearby businesses is not unreasonably disrupted.

15. Landscaping and pedestrian footpath detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the occupation of the development hereby approved a detailed landscaping scheme, including the proposed pedestrian footpath, 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
- ii. hard surfacing materials,
- iii. structures and ancillary objects to protect pedestrians from highways traffic (bollards);
- iv. 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; and
- v. a landscape management scheme.

The approved hard and soft landscaping scheme shall be carried out prior to operation of the building or during the first planting season (for the soft landscaping) following the full completion of building works, whichever is sooner. The approved soft landscaping 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 and to improve pedestrian safety around the edge of the site in light of the historic footpath in this location.

16. Construction Management. (Performance Condition)

At no time shall the parking of vehicles of site personnel, operatives and visitors; loading or storage of plant and materials, including cement mixing and washings, used in constructing the development take place on the private roads surrounding the development site.

Reason: In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads and to ensure access to nearby businesses is not unreasonably disrupted.

PLANNING CONDITIONS

Application 3 (18/01964/FUL) Boundary fence and gates, to include:

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 listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

3. Landscaping and pedestrian footpath detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the occupation of the development hereby approved a detailed landscaping scheme, including the proposed pedestrian footpath, 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
- ii. hard surfacing materials,
- iii. structures and ancillary objects to protect pedestrians from highways traffic (bollards);
- iv. 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; and
- v. a landscape management scheme.

The approved hard and soft landscaping scheme shall be carried out prior to operation of the building or during the first planting season (for the soft landscaping) following the full completion of building works, whichever is sooner. The approved soft landscaping 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 and to improve pedestrian safety around the edge of the site in light of the historic footpath in this location.

PLANNING CONDITIONS

Application 4 (18/02087/FUL) Transfer building and bridge, to include:

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 listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

3. Operational management plan, [Performance Condition]

The development hereby approved shall be carried out in accordance with the submitted and approved Operational Management Plan.

Reason: In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads and to ensure access to nearby businesses is not unreasonably disrupted.

4. Noise, [Performance Condition]

The development shall be carried out in accordance with the sound specification details submitted to accompany the application.

Reason: In the interests of nearby residential amenity.

5. Construction Management Plan (Pre-Commencement)

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Plan for the development. The Construction Management Plan shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning; and,
- (g) details of how noise emanating from the site during construction will be mitigated.

The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring business staff, the character of the area and highway safety.

6. Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All

specified measures shall be available and implemented during any processes for which those measures are required.

Reason: To protect the amenities of the occupiers of existing nearby properties.

7. Spitfire Garage Signage.

Prior to the installation of the approved development details of proposed signage improvements associated with the adjoining Spitfire Garage business shall be submitted to and approved in writing by the local planning authority. Once approved the signage shall be installed prior to the operation of the hereby approved development. Once installed the signage shall be retained whilst the bridge is in operation and or whilst Spitfire Garage is trading from the site.

To compensate for any loss of visual presence that Spitfire Garage currently experience.

8. Contamination control, (Pre-Commencement Condition).

Prior to the commencement of the development measures to prevent pollution from surface water run-off and measures which prevent mobilisation of contaminants or spillage of fuel, oil or other chemicals via surface water run-off shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the details approved.

Reason: To prevent contamination given that surface water runoff is proposed to be disposed directly into the river.

9. Land Contamination investigation and remediation (Pre-Commencement & Occupation)

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 to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme 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.

10. Unsuspected Contamination (Performance)

The site shall be monitored for evidence of unsuspected contamination throughout construction. 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.

11. Use of uncontaminated soils and fill (Performance)

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.

12. Use of loading dock. (Performance)

The use of the unauthorised loading dock shall not occur unless written agreement is received from the Local Planning Authority.

In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads and to ensure access to nearby businesses is not unreasonably disrupted.

Informative: The loading dock will only be permitted to be used in emergencies and if there are no other alternatives. The loading dock would also only be permitted to be used for a temporary period.

Informative: Access for Firefighting. Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Hampshire Act 1983 Section 12 - Access for Fire Service. Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations. Fire and Rescue Services Act 2004. The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS6	Economic Growth
CS13	Fundamentals of Design
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk
CS24	Access to Jobs

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP16	Noise
SDP22	Contaminated Land
NE1	International Sites
NE2	National Sites
NE3	Sites of Local Nature Conservation Importance
NE4	Protected Species
NE5	Intertidal Mudflat Habitats

Other Relevant Guidance

The National Planning Policy Framework (2012)