



Quod
8-14 Meard Street
London
W1F 0EQ

APP REF: P21/05372/RM
DATE VALID: 6th August 2021
DECISION DATE: 24th June 2022
PARISH: Pilning And Severn
Beach Parish Council

NOTICE OF DECISION TOWN AND COUNTRY PLANNING ACT 1990

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P21/05372/RM

DESCRIPTION OF DEVELOPMENT: Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) comprising the layout, design and external appearance of 1 no. commercial building (Use Class B8) including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.

APPLICANT: BGO Wire Propco Limited

LOCATION: Plot 4 Land At Western Approach Severn Beach South Gloucestershire BS35 4JX

In accordance with the application and accompanying plans, subject to the conditions specified below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services,
PO Box 1954, Bristol, BS37 0DD

Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

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

2. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref Environmental Statement Q210035, Volume I, Part 2, dated July 2021) and the following mitigation measures it details:
 - Section 14.7.5 - Finished floor levels shall be set no lower than 7.550 metres above Ordnance Datum (AOD). This includes an uplift of 20% climate change that corresponds to the current Central Climate Change allowance for 2070-2115.
 - Section 14.7.18 - flood water to be directed to rhyes via overland flow routes.
 - Section 14.7.19 - A Flood Warning Evacuation Plan shall be prepared.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON:

To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from the site, and to accord with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, and to accord

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with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:
 1. Site security.
 2. Fuel oil storage, bunding, delivery and use.
 3. How both minor and major spillage will be dealt with.
 4. Containment of silt/soil contaminated run-off.
 5. Disposal of contaminated drainage, including water pumped from excavations.
 6. Site induction for workforce highlighting pollution prevention and awareness.

Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

REASON:

To prevent pollution of the water environment, and to accord with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. The development shall be constructed strictly in accordance with the details set out within the approved Construction Environmental Management Plan (CEMP) dated 13th September 2021 (Rev 2) unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To minimise potential pollution to the locality, and to accord with Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

6. Prior to the first occupation of the approved development, a full travel plan prepared in accordance with the approved Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority; for the avoidance of doubt the Travel Plan should follow the lines of the approved Framework Travel Plan, with the exception that within six months of occupation a travel survey of both staff and visitors is undertaken which will provide the initial base data for future iterations of the Travel Plan. The development shall proceed in accordance with the agreed details and shall be carried out as such thereafter.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

7. Prior to the first occupation of the development hereby approved, the proposed parking facilities, including parking spaces for the disabled and the electric vehicles shall be fully provided to accord with the submitted drawing no. 20341 P0109 Revision G. The development shall be maintained as such thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

8. The external material, including the colour scheme, hereby approved shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy PSP1 of the South Gloucestershire Local Plan (Adopted November 2017), Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

9. Within 6 (six) months following the commencement of the development hereby approved, full details of the off-site landscaping scheme, as shown indicatively on approved drawing reference 20341 P0112 B (including the off-Site Mitigation Plan), including detailed planting scheme and future management regime tailored to the requirements of the present reptile populations shall be submitted to and approved in

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writing by the local planning authority. The planting works shall be carried out within the first planting season following first occupation of the development or in accordance with the programme agreed with the Local Planning Authority. The management regime, as agreed, will be implemented to ensure the long-term suitability for the present reptile populations.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

10. All hard and soft landscape works shall be carried out and maintained thereafter in accordance with the approved the landscaping scheme including the maintenance programme, drawing no. A5028 03 Revision E. The hard landscaping works shall be carried out prior to the occupation of any part of the development. The soft landscaping works shall be carried out within the first planting season following first occupation of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

11. Notwithstanding the submitted the Landscape & Ecological Management Plan (LEMP) Revision B, within 6 (six) months following the commencement of the development hereby approved, an updated Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved LEMP scheme.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South

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Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

12. The land shown edged blue and annotated 'Off-site biodiversity and planting zone' on drawing 20341 P0112 B (Off-Site Mitigation Plan) shall be retained in perpetuity with the development hereby approved.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

13. Notwithstanding the submitted details, prior to the installation of any external lighting, a full detailed lighting equipment report and an updated lighting assessment plan shall be submitted to and approved in writing by the Local Planning Authority. The following elements shall include (but not at least):
- i. full lighting specification of proposed lighting
 - ii. peak wavelength
 - iii. a rectangular grid including the level of light and the height of perimeter,
 - iv. the sensitivity of the lighting equipment towards bats
 - v. vertical isolux lines

For the avoidance of doubt, the lighting equipment report shall include the following elements, which have been expressed by the agent's email dated 9 June 2022

- a. 8 metres height lighting columns along the access road and service yard perimeter (particularly the northern and western boundaries)
- b. Column heights to be designed should be designed to minimise light spill along the new rhine
- c. All perimeter (along northern and western boundaries, and the new rhine) lanterns shall be fitted rear shield
- d. All luminaires shall not emit UV
- e. The spectrum with the lighting plan shall not exceed 3000k
- f. Luminaires shall feature peak wavelengths higher than 550nm
- g. All luminaires have 0% upward light
- h. lighting assesement needs to be extended and revised to include the impact of the residential properties to the north of the site.

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Please note that the final design of the lighting scheme shall aim to achieve no measurable light spills on bat foraging or commuting habitat.

Development shall be carried out in accordance with the approved details, and maintained as such thereafter.

Reason

To ensure the works are carried out in an appropriate manner and to protect bats' foraging or commuting habitats, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017),

Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

To protect the amenity of the neighbouring residential properties, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

14. The proposed development hereby approved shall be carried out in accordance with the following plans:

The following plan received on 9 June 2022

Lighting plan drawing P109-3414-F received on 9 June 2022

The following plans received on 18 May 2022

Proposed Site Plan 20341 P0102 F

Proposed Fencing Layout 20341 P0104 F

Proposed Pedestrian and Cycle Routes 20341 P0106 F

Proposed External Finishes 20341 P0107 F

Proposed Cycle Shelter Details 20341 P0108 E

Masterplan 20341 P0109 G

Site Layout Smoking Shelter 20341 P0110 D

Off Site Mitigation Plan 20341-P0112B

The following plans received on 16 May 2022

External led lighting assessment report Rev 2

Lighting plan 21-180-PL-EX001 PL3

Landscaping Scheme A5028 03 E

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The following plans were received on 6 August 2021

Location plan 20341 P0101 B
Proposed Bus Shelter Details 20341 P0111 A
Warehouse & Ancillary Pod Plan 20341 P1001 B
Main Office Plan 1 20341 P1002 B
Main Office Plan 2 20341 P1003 B
Remote Break Out 1&2 Office Plans 20341 P1004 B
Elevations - Overall 20341 P1005 B
Elevations - Main Office 20341 P1006 B
Elevations - Truckers Office Eastern 20341 P1007 B
Elevations - Truckers Office Western 20341 P1008 B
Elevations - Ancillary Pod 20341 P1009 B
Elevations - Western Yard 20341 P1010 B
Elevations - Eastern Yard 20341 P1011 B
Sections A1 & 2 20341 P1012 B
Section B1 & 2 20341 P1013 B
Roof Plan 20341 P1014 B
Incoming Guardhouse Plan & Elevations 20341 P1015 B
Peak Season Guardhouse Plan & Elevation 20341 P1016 B
Express Lane Guardhouse 20341 P1017 A

REASON

To define the approved development in planning terms.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: The applicant has been given opportunities to address the planning issues, and the application has been determined in a positive manner.

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ADDITIONAL INFORMATION

1. Measures should be taken to prevent the runoff of any contaminated drainage during the construction phase.

The following informatives and recommendations should be included in the Decision Notice.

It is noted that extant permission is granted via the 1957 consent, however, the LPA should be satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF), have been met.

Flood Zone 3 is an area with a high probability of flooding, where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year).

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The occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include incorporating flood proofing measures and raising electrical points. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>. Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Any oil or chemical storage facilities should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

2. Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health and Safety Executive.

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Where the site is adjacent to residential or business premises, heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of:

Monday - Friday . 07.30 - 18.00
Saturday . 08.00 - 13.00
No noisy activities on Sundays or Bank Holidays

All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.

Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.

In periods of dry weather, dust control measure should be employed including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance.

Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt, eg plastics, rubber, treated wood, bitumen etc.

Radio noise should not be audible at the boundary of the nearest neighbouring property.

Any temporary oil storage tanks should be safely and securely sited so as to prevent pollution in the events of spills or leakage. It is also strongly recommended that any oil storage tank should be surrounded by an impervious oil/watertight bund having a capacity of at least 110% of the tank.

Arrangements for contractors parking should be made prior to causing a nuisance on public highways.

Reversing alarms on vehicles should be carefully controlled.

Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Services Department on 01454 868001 prior to commencement.

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PLEASE NOTE: The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. For further information regarding the discharge of Planning Conditions and the relevant forms please view “compliance with conditions” on our website, www.southglos.gov.uk If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated. The council holds a definitive copy of this planning decision notice. You should be aware of the risk that subsequent copies of the decision notice may be subject to unauthorised alteration and if necessary you are advised to refer to the council for verification. The definitive copy can be viewed via the council’s planning website.



DEVELOPMENT MANAGER

DATE: 24th June 2022

PLANNING PERMISSION THE NEXT STEPS

Your Decision could be subject to conditions. It is essential that you comply with these conditions in order to protect your planning permission. If you have conditions requiring details to be submitted prior to the commencement of development then failure to discharge these conditions could invalidate your planning permission and result in enforcement action being taken against the development.

HOW TO APPLY TO DISCHARGE CONDITIONS ON YOUR PLANNING PERMISSION

If the condition requires you to agree something in writing with the Authority before development commences then you will need to consider submitting these details at least 8 weeks prior to starting work. In order to submit your application, you can do so by one of the following options:

- Submit an online application using the Planning Portal online application service www.planningportal.gov.uk/
- Complete an application form online via the Planning Portal online Application service, www.planningportal.gov.uk/ printing it off and enclosing it with the correct plans, fee and details before sending it to Development Services.
- Download a copy of the application form from the South Gloucestershire website on www.southglos.gov.uk/planning.
- Request a paper copy from our PT&SE Customer Contact Centre by calling 01454 868004.
- Visit one of the Council One Stop Shop receptions to collect a paper copy of the application form.

The fee amount is £34 per request relating to 'householder' applications and £116 for any other full planning applications.

The fee is payable for each submission (a single submission may be for more than one condition to be discharged).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

If this application has been identified as being liable to CIL you should not commence development until the requirements and obligations under CIL have been established. If we require further information we will write to you requesting this. Where we already have clear information about the proposal and assumed liability we will issue a liability notice shortly. Further information can be found on our website at www.southglos.gov.uk/environment-and-planning/planning/community-infrastructure-levy

BUILDING REGULATIONS

You might require separate Building Control approval and you can also secure this through the Council. For advice on development requiring Building Regulations approval please visit the Planning Portal or contact our Team on 01454 863451

ACTING AS AN AGENT?

Please forward the full copy of this decision to your client and advise them of any conditions. The Council continues to be involved with enforcement action taken against applicants who claim not to have been passed the decision by their Agent.

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

If the applicant is aggrieved by the decision to refuse this proposal – or to grant subject to conditions – they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If they are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

Appeals must be made to the Planning Inspectorate in accordance with the provisions below:

- (a) for a **householder application**, an appeal must be made within 12 weeks of the date of this notice;
- (b) for a **minor commercial application**, an appeal must be made within 12 weeks of the date of this notice;
- (c) for the **display of an advertisement**, an appeal must be made within 8 weeks of the date of receipt of this notice;
- (d) for **works to trees** subject to a Tree Preservation Order or part of a woodland, an appeal must be made within 28 days of the date of this notice;
- (e) if this planning application relates to the same, or substantially the same, land and development as is **already the subject of an enforcement notice**, an appeal must be made within 28 days of the date of this notice;
- (f) if an **enforcement notice is served** relating to the same or substantially the same land and development as in this application an appeal must be made within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier;
- (g) in **all other cases**, an appeal must be made within 6 months of the date of this notice.

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/listed building consent for the proposed development/works or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) and local planning authority (registrationteam@southglos.gov.uk) at least 10 days before submitting the appeal. Further details are available on [GOV.UK](https://www.gov.uk) website.

When submitting an appeal, it is a requirement that an identical set of documents be submitted to the local planning authority. A copy of all appeal documents (and any subsequent documents required to validate the appeal) should be sent to registrationteam@southglos.gov.uk when the appeal is made. Please ensure this instruction is complied with in order to avoid any unnecessary delay.

