Development Management
Application No F/16/78608
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03 October 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/78608

In pursuance of their powers under the above Act and in accordance with your application received on 27 July 2016

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Construction of stand alone Energy Centre including Combined Heat and Power engine, boilers, pumps, ancillary equipment and 15 metre high flue together with installation of district heating network and provision of landscape screening.

Site: Fleming Park District Park, Passfield Avenue, Eastleigh, Hampshire, SO50 9NL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 60350817-003 Rev 1, 60350817-004, 60350817-005, 60350817-006, NFLC_L_9021, R01-NH , SK20160726-7, SK20160726-8, SK20160726-9 & SK20160726-10. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Not withstanding the approved plans / details, no development shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted, including the main building and chimney have been

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) Development shall not begin until the developer has provided an air quality assessment that demonstrates that the impacts of pollutants from plant associated with the Energy Centre have been considered. This assessment must give due consideration to the technical specifications of the plant units and the proposed minimum and maximum operational emission outputs. If necessary, the report shall include a scheme of mitigation measures for minimising the impacts of these pollutants, this scheme must be submitted for approval by the Local Planning Authority. All works, which form part of the scheme approved by the Local Planning Authority, must be completed before any of the permitted development is operational, unless agreed by the Local Planning Authority. The scheme shall be fully implemented, unless varied with the written permission of the Local Planning Authority in advance of implementation. Reason: In the interests of air quality.

(5) No additional CHP plant, boilers or other equipment shall be installed without the prior written approval of the Local Planning Authority. Reason: Additional plant may impact on pollutant emissions.

(6) The siting and installation of plant and equipment, including process vents and exhausts, which gives rise, or is likely to give rise, to noise shall be approved in writing by the Local Planning Authority. Reason: To protect the area from noise.

(7) The combined level of break-out of noise from the Combined Heat and Power engine, boilers, pumps, and ancillary equipment (including any associated plant, machinery and/or equipment) shall not exceed agreed sound levels. These levels shall be agreed prior to the commencement of operation and determined at free field locations to be agreed with the Local Planning Authority. Reason: To protect the area from noise.

(8) The development hereby approved shall not be brought into operation until a noise assessment scheme that demonstrates that the installed plant and equipment complies with the agreed combine level of break-out noise has been submitted to and agreed in writing by the Local Planning Authority. Reason: To protect the area from noise.

(9) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees and boundary treatment and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(10) For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenities of the locality.

(11) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and

construction work shall only take place in accordance with the approved method statement which shall include:
a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges.
Reason: To limit the impact the development has on the amenity of the locality

(12) The use hereby permitted shall only operate between the hours of 07:00 and 23:00 on any day. Reason: To protect the amenity of the area and neighbouring uses.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)