Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70172
Your ref
Please ask for Rachel Illsley
Direct dial 023 8068 8446
Hours of work Wed-Thurs 9-5 Fri 9-4.30
e-mail rachel.illsley@eastleigh.gov.uk

Mr Michael Dannatt
Portsmouth Water Ltd
PO Box 8
West Street
Havant
PO9 1LG

14 March 2012

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/12/70172

In pursuance of their powers under the above Act and in accordance with your application received on 29 December 2011, with subsequent amendments dated

10 February 2012

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

Description: Erection of building to enclose concrete clarifier tanks and addition of roof to rapid gravity filter tanks.
Site: River Itchen Water Treatment Works, Allington Lane, West End, Southampton, SO30 4HQ

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: Plan 1, 2495-201 Rev P1, 2495-202 Rev P1, 2495-211 Rev P1, 2495-401 Rev P2, 2495-402 Rev P2, 2495-410 Rev P1, 2495-411 Rev P2, 55/320.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on

Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(4) The profiled metal cladding used for the building and roof structure hereby permitted shall be HPS200 finish in Moorland Green. Reason: To ensure a satisfactory visual appearance to the finished development.

(5) Development shall not commence 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:

- 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.

The Bird Hazard Management Plan 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 Local Planning Authority.

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

(6) The development must proceed in accordance with the recommendations in the Ecological Recommendations letter from ECOSA, dated 11th May 2011. Reason: To protect priority species.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety, and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies: 1.CO, 2.CO, 34.ES, 59.BE
Environmentally Sustainable Development Supplementary Planning Document, adopted March 2009

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

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 BAA Airside Operations staff. In some instances it may be necessary to contact BAA 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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)