

BY EMAIL

MR JOHN GODDING
TKLS ARCHITECTURE LIMITED
UNIT 7
BASEPOINT BUSINESS CENTRE
1 WINNALL VALLEY ROAD
WINCHESTER
SO23 0LD

Application	F/22/94336
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Wednesday 8 February 2023

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

Application No. F/22/94336

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Extension to an existing industrial building to provide 1225 square metres of additional floor space.
Site: PRYSMIAN CABLES LTD, CHICKENHALL LANE, EASTLEIGH, SO50 6YU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22101701 P02, 22101702 P01 & 22101703 P02.

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 Construction and Demolition work shall be carried out in accordance with the Construction Method Statement. Demolition and construction work shall only take place in accordance with the approved method statement which includes the following documentation:

- 1) Daily environmental check for connectivity expansion 22.11.2021
- 2) Prysmian drainage and slab works health and safety Plan rev1
- 3) RA01 - Risk Assessment - Concrete slabs and drainage works
- 4) Method Statement Prysmian Concrete slabs and drainage works rev1
- 5) PreConstruction plan for Connectivity expansion groundwork (Bishopstoke) - 10.09.20214
- 6) RA02 - Risk Assessment - Prysmian site - pollution control
- 7) 5-Prysmian slabs and drainage program Earlcoate
- 8) Prysmian - 37111.2 - Spec only

Reason: To limit the impact the development has on the amenity of the locality and on surrounding biodiversity.

- 4 All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority (LPA).

Development shall not re-start on site until the following details have then been submitted to and approved in writing by the LPA:-

a) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all contaminant linkages and unless otherwise agreed in writing by the LPA and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site. and (unless otherwise first agreed in writing by the LPA),

(b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified contaminant linkages;

and before any part of the development is occupied or used (unless otherwise first agreed in writing by the LPA) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing warehouse building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 6 No fixed plant or equipment which produces noise levels in excess of 70dBA at 1 metre shall be installed in or on the building without the prior written approval of the local planning authority.

Reason: In the interests of protecting the amenity of the occupiers of nearby residential properties.

- 7 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Note to Applicant: Attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wpcontent/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes