

MR ROSS IRVINE
RPS CONSULTING SERVICES LTD
2 CALLAGHAN SQUARE
CARDIFF
CF10 5AZ

Application	F/23/95306
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 6 September 2023

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

Application No. F/23/95306

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 8 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a new boat maintenance building including staffroom and storage area.
Site: DEACONS BOATYARD, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AZ

Subject to due compliance with the following conditions:

- 1 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.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: PA20-105-01A, PA23-105-02A, PA23-105-04 PA23-105-05 & 054_0102B.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.
Reason: To ensure satisfactory provision of foul and surface water drainage.
- 4 The Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall

be provided to the Local Planning Authority prior to the first occupation of the development. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.

Reason: to prevent flooding and pollution.

- 5 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 6 No excavation, demolition or development related works shall take place on site until an arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved method statement must be adhered to in full and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

- 7 All works relating to the construction of the development hereby permitted shall be undertaken in accordance with the approved Construction Environmental Management Plan (CEMP) prepared by Plum Architects, dated 26th July 2023, Rev B.

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

- 8 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 Bank Holidays.

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

- 9 No burning of materials obtained by site clearance, or any other source shall take place during the demolition, construction and fitting out process.

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

- 10 No driven piling shall take place on the development hereby permitted.

Reason: To protect the amenity of the occupiers of the nearby properties and birds.

- 11 No development above damp-proof course level shall start until details of an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in a wildlife-sensitive manner and ensure that the vegetation along the railway embankment and any bird or bat nest boxes are kept dark.

Reason: In the interests of the amenity of the area and to protect biodiversity habitat.

- 12 No development above damp-proof course level shall start until details of

biodiversity enhancement measures within the development have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall then be carried out prior to occupation of the development in accordance with the approved details.
Reason: To protect and enhance biodiversity.

- 13 Note to Applicant: As the side elevations face southwest and northeast, built-in bat bricks and swift bricks would be appropriate enhancements.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk> › our-work › putting-up-your-box)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

- 14 Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

- 15 The development shall be carried out in accordance with the submitted Flood Risk Assessment (produced by Avison Young for Deacons Marina - Boatfolk Marina's Ltd and dated May 2023) and the following mitigation measures it details: - Building materials with good resistance to water penetration and good drying ability; Ceramic or concrete based floor tiles; An internal / external water resistant (cement) plaster / render with lime content; Periscopic air vents; and Electrical and gas applications elevated adequately above design flood level, as specified in section 6.4 of the Flood Risk Assessment. 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.

- 16 The development hereby approved shall be used for boat and marina related purposes and for no other purpose, including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) (Amendment)

(England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of highway safety and local amenity.

- 17 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.
- 18 Note to Applicant: Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-andoptimisation/>). This website also provides more information about our Asset Protection team and the services they offer. Where applicable, the applicant must also follow the Asset Protection informatives. The informatives are issued to all development within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).
- 19 Note to Applicant: The Environmental Permitting (England and Wales) Regulations 2016 require a permit (called a 'Flood Risk Activity Permit') or exemption to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-riskactivitiesenvironmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

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