

MR DARRYL HOWELLS
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THE ARENA BUSINESS PARK
HOLYROOD CLOSE
POOLE
BH17 7FJ

Application	F/23/96256
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Friday 9 February 2024

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

Application No. F/23/96256

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 19 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erect a single storey children's nursery with off road car parking (revised scheme)
Site: Land adjacent to Boorley Park Primary School,, Botley, SO32 2SH

Subject to due compliance with the following conditions:

- 1 Implementation timeframe
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 Approved plans
The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 1980-00-01 (Location Plan)
 - 1980-00-02 Revision B (Block Plan)

- 1980-00-06 Revision I (Proposed Elevations)
- 1980-00-03 Revision J (Proposed Site Plan)
- 1980-00-05 Revision G (Proposed Floor Plan)
- 1980-00-04 Revision C (Proposed Site Plans with Vehicle Access)
- 002 (Landscape Plan)

Reason: For the avoidance of doubt and in the interests of proper planning.

3 CEMP

No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme and methods of construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works, with special regard to school timings;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- (i) Precautionary working methods for protected species as outlined in the 'Preliminary Ecological Appraisal Report', KJF Consultancy Ltd, ref. PEAR.L.A.BPPS.NR.B Version 2, dated 02.10.23.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and to ensure protected species are not harmed.

4 Drainage

No development shall start on site until a detailed surface water drainage scheme for the site, based on the principles set out within the Flood Risk Assessment and Surface Water Drainage Strategy Revision A (Aegaea, ref. AEG02758_S032_Botley_07), has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753 particularly in relation to the proprietary treatment device.
- e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason: To ensure suitable drainage to prevent flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

5 Drainage maintenance

Prior to first occupation of the development hereby permitted, details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a. Maintenance schedules for each drainage feature type and ownership;
- b. Details of protection measures.

The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure long term management of the drainage system to protect against flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

6 Gas remediation

No development shall commence comprising the construction of the sub-structure for the building until details have been submitted to and approved in writing by the Local Planning Authority of a site-specific ground gas 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 shall 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. Site works and the collection data submitted shall be in accordance with the approved scheme and shall be undertaken by a competent person.

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 risk to workers, neighbours and other off-site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7 Materials

Prior to any works above foundation / slab level, full details of the materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To achieve a high quality appearance in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

8 Boundary treatment

Prior to first occupation of the development hereby approved, all boundary treatments shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be retained in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

9 External lighting

Prior to installation of any external lighting, full details to include lighting positions and luminance levels, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual and residential amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

10 Vehicle drop off and delivery management plan

Prior to occupation of the development hereby permitted, a 'Drop Off and Delivery Management Plan', outlining restrictions / alternative access arrangements during peak school drop off and pick up times, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

11 Parking provision

Prior to first occupation of the development hereby permitted, provision for parking shall be made within the site in accordance with the approved plans and thereafter retained.

Reason: To ensure adequate on-site car parking provision for the approved development, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

12 Ecological mitigation

The development shall be carried out in accordance with the ecological mitigation and enhancement measures outlined within Section 7 of the 'Preliminary Ecological Appraisal Report', KJF Consultancy Ltd, ref. PEAR.L.A.BPPS.NR.B Version 2, dated 02.10.23, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development will not harm protected species, and to achieve biodiversity enhancement, in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

13 Landscape scheme

(a) Notwithstanding the details shown on Plan ref. 002, no development above foundation / slab level shall take place until a final Landscape Plan has been submitted to and approved in writing by the Local Planning Authority, to include additional enhancements for biodiversity;

(b) The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of development (whichever is sooner), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

(c) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

14 Use restriction

Notwithstanding the provisions of Schedule 2, Part A of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the building

hereby permitted shall be occupied as a children's day nursery under Class E(f) only.

Reason: To secure a use appropriate for the location and to ensure that any alternative use can be fully assessed in terms of impacts on the surrounding area, in accordance with Policies DM1, DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

15 Plant and equipment details

Prior to the installation of any fixed plant or equipment, full details including any necessary mitigation measures to ensure noise limits are at least 10dB below background noise levels, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents from noise impacts, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

16 Cycle and refuse storage

Prior to first occupation of the development hereby permitted, cycle and refuse storage facilities shall be provided in the location shown on the approved plans, in accordance with full details (elevations, floorplans), that have first been submitted to and approved in writing by the Local Planning Authority. The refuse and cycle storage facilities shall thereafter be retained for cycle and refuse storage purposes only.

Reason: In the interest of amenity and to encourage alternative means of transport to the private car, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

17 Capacity

The nursery hereby permitted shall accommodate a maximum of 81 children.

Reason: To ensure that the capacity remains at that which has been assessed as acceptable in terms of amenity and traffic impacts, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: A S278 Agreement will be required for the access works. Details of this process can be found via the following web address, and it is recommended that the applicants engage in the process at their earliest convenience. <https://www.hants.gov.uk/transport/developers/section-278>

Note to applicant: A formal application is required for connection to the foul sewer and water supply. Please visit Southern Water's Get Connected

Service: Home (southernwater.co.uk) and read the documents available at: Connection charging arrangements (southernwater.co.uk)

For further advice regarding SuDS adoption, please see Southern Water's response dated 9 November 2023.

Note to applicant: For Condition 13, please refer to the advice of the Council's Landscape Officer and Ecologist, as detailed in their comments dated 12 January 2024 and 24 January 2024.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes