

ALEX MCLAREN
BLOC 17 MARBLE STREET
MANCHESTER
M2 3AW

Application	F/24/97217
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Tuesday 25 June 2024

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

Application No. F/24/97217

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 2 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 1no. industrial storage building (Use Class B8)
Site: UNIT 2, ALPHA PARK, ELECTRON WAY, CHANDLER'S
FORD, EASTLEIGH, SO53 4BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 3000 Rev P01, 3001 Rev P02, 3002 Rev P01, C4245-C02, C4245-C04 & Site Drainage Plan 10/08/2018.
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 The materials to be used must match as closely as possible, in type, colour and texture those listed on the application form.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development shall not be brought into use until evidence showing that the surface water drainage system has been repaired (including a further drainage survey) have been submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent untreated runoff water from the site entering Monks Brook, which is a tributary of the protected waters of the River Itchen SAC.
- 5 The development shall not be brought into use until the triangle of grassland next to the south eastern side of the site (shown within the blue ownership line on the approved plans) has been planted with a range of flowering plants. The plants could include a combination of Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Flowering currant (*Ribes sanguineum*), Elder (*Sambucus nigra*) & Holly leafed mahonia (*Mahonia aquifolium*). The flowering plants shall be watered until established and thereafter retained.
Reason: In the interests of biodiversity.
- 6 The development hereby permitted shall not operate, and no deliveries shall be received or dispatched from the site, except between the hours of 08:00 and 16:30 Monday to Friday.
Reason: To protect the amenity of the occupiers of nearby residential properties.
- 7 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes