

14 February 2024
L 240214 SAV Cover Letter



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PLANNING PORTAL REF: PP-12607448

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 21, 24 (PART), 27, 28 & 31 (PART) ATTACHED TO
PLANNING PERMISSION: F/20/87841
LAND AT EASTLEIGH RAIL WORKS SITE, CAMPBELL ROAD, EASTLEIGH, SO50 5AD
ADI GROUP SERVICES LIMITED**

Introduction

We write on behalf of ADI Group ('the Applicant') to apply for the discharge of Conditions 21, 24 (part), 27, 28 and 31 (part) attached to Planning Permission: F/20/87841.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms duly signed;
- Drainage Operation and Maintenance Manual, prepared by Evolve (Condition 21);
- Drawing No: 3062-EVE-1B-XX-DR-C-0500 Rev T (Condition 21);
- Noise Mitigation and Management Plan, prepared by RSK Acoustics (Condition 24);
- Fixed Plant Noise Assessment, prepared by RSK Acoustics (Condition 27);
- Letter from RSK Acoustics (Condition 28);
- Validation Report, prepared by Envirotreat Solutions Limited (Condition 31)

The application has been submitted electronically via the Planning Portal website (Reference: PP-12607448). Accordingly, the application fee of £116.00 has been paid electronically using the Planning Portal website.

The Application Site

The application site extends to 5.2 hectares and comprises the southern element of Eastleigh Rail Works Site, encompassing land located to the eastern side of Campbell Road.

The application site forms part of the Railway Works Special Policy Area as defined by the Proposals Map for the adopted Eastleigh Local Plan 2001-2011. The emerging Eastleigh Borough Local Plan 2016-2036 also identifies the site and wider surrounds to form part of Eastleigh River Side.

Relevant Planning History

On 22 June 2021, planning permission was granted for “Full planning permission for demolition of existing buildings and erection of up to 2,444 sq. m of floorspace (GIA) for use within: Class B1(c); Class B2 and / or Class B8; provision for ‘open storage’ (Class B8) from up to circa 2.5 hectares (part permanent and part temporary); alterations to access including road widening, new footpath and creation of new vehicular access via Campbell Road; installation of acoustic barrier; and associated works including parking, services, landscaping, infrastructure and groundworks” (Ref: F/20/87841) (the ‘2021 Permission’).

On 29 October 2021, the LPA approved the partial discharge of Condition 10 in respect of the installation of the approved acoustic fence and full discharge of Conditions 12, 16, 17, 22, 30, 32 and 34 attached to the 2021 Permission (Ref: DC/21/91051).

On 6 September 2022, the LPA approved the partial discharge of Condition 10 in respect of the Construction Environmental Management Plan for works in Area 2 (Ref: DC/22/93308).

On 1 November 2022, the LPA approved the partial discharge of Conditions 24 in respect of the occupation of Unit 210 and open storage plots 307 and 320 and Condition 31 in respect of the occupation of open storage plots 307 and 320 (Ref: DC/22/93573).

Discharge of Conditions

The application seeks approval for the discharge of Conditions 21, 24 (part), 27, 28 and 31 (part) attached to the 2021 Permission.

It is proposed that Condition 24 is part discharged in respect of the occupation of Units 200 and 205 and Plots 300, 303 and 305 and Condition 31 is part discharged in respect of the occupation of Plot 305 and Units 200, 205, 210 and 215 of the approved development scheme only.

Condition 21 – Surface Water Drainage System

Condition 21 of the 2021 Permission states:

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

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

In accordance with the requirements of Condition 21, we enclose the following information:

- Drainage Operation and Maintenance Manual, prepared by Evolve; and
- Drawing No: 3062-EVE-1B-XX-DR-C-0500 Rev T – Proposed Drainage General Arrangement

The submitted information provides details for the long-term maintenance arrangements and management of the as built surface water drainage system which has been installed at the Site.

It is noted that there are no adoptable elements or complex SuDS structures (ponds, swales, permeable paving etc) that require specific maintenance in the drainage system. The only maintenance is required to the below ground drainage as set out at Section 2.1 of the submitted drainage manual.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 21 has been discharged in full.

Condition 24

Condition 24 of Planning Permission F/20/87841 states:

“Prior to each phase of the development within Area 2 being brought into use, a noise mitigation and management plan covering that phase shall be submitted to and approved in writing by the local planning authority. The plan shall include details of the ongoing noise management and monitoring of the site, including proposed mitigation measures to minimise the impacts on the amenity of neighbouring residents. The development shall then accord with the approved plan”

In accordance with the requirements of Condition 24, we enclose a Noise Mitigation and Management Plan, prepared by RSK Acoustics.

The submitted report relates to the occupation of units 200 and 205 and plots 300, 303 and 305 and considers details of the recommended areas for noise mitigation, aimed at minimising noise impacts on adjacent residential properties.

The initiatives and measures that are proposed are consistent with those set out in Section 9 of the Noise Impact Assessment ('NIA') approved as part of the 2021 Permission.

Irrespective of the conclusions of the NIA, the respective tenants will use all reasonable endeavours to ensure that provisions contained within the Noise Mitigation & Management Plans are adhered to at all times.

The approach also corresponds with that taken in respect of the details submitted for the approval of Condition 24 in respect of the occupation of Unit 210 and open storage plots 307 and 320 pursuant to Planning Permission DC/22/93573.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 24 has been partially discharged in respect of the occupation of units 200 and 205 and plots 300, 303 and 305 as approved by Planning Permission Ref: F/20/87841.

Condition 27 – Fixed Plant or Machinery (Noise)

Condition 27 of the 2021 Permission states:

‘No fixed plant or machinery shall be installed or operated outside of any building unless first approved in writing by the local planning authority. Details of any proposed plant or equipment submitted so as to obtain approval shall include evidence that the impact of noise from such plant or machinery will be satisfactory and the development shall accord with the approved details’

In accordance with the requirements of Condition 27, we enclose a Fixed Plant Noise Assessment, prepared by RSK Acoustics.

The submitted report assesses the noise contribution from the external fixed plant associated with units 200, 205 and 210 at the nearest noise sensitive receptors. This comprises of two Fujitsu air condenser units to be installed to the rear (north-east façade) of the units.

A summary of the technical specifications for the condenser units is presented at Appendix 2 of the report.

The assessment concludes that the installation of the proposed air condenser units is considered feasible for the intended use and that no mitigation would be required to comply with approved site noise levels.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 27 has been discharged in respect of the proposed 2no condenser units associated with the approved industrial units.

Condition 28 – Fixed Plant or Machinery (Air Quality)

Condition 28 of the 2021 Permission states:

‘No plant or equipment which gives rise to, or is likely to give rise to, emissions to air of either ash, dust, fumes, gases, grit, odours or soot, shall be installed or operated unless first approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details’

In accordance with the requirements of Condition 28, we enclose a letter from RSK. This confirms that the proposed 2no Fujitsu condenser units to be installed are electrically powered and do not involve any combustion processes.

It follows that these would not give rise to ash, dust, fumes, gases, grit, odours or soot emissions and as such there is no requirement to formally discharge Condition 28 of the 2021 Permission.

Notwithstanding this, we would still welcome written confirmation that Condition 28 has been partially discharged in respect of the proposed 2no condenser units associated with the approved industrial units.

Condition 31 – Contamination Verification

Condition 31 of Planning Permission F/20/87841 states:

“Prior to each phase of the development hereby permitted being occupied or brought into use, verification by the competent person approved under the provisions of condition 30(c) that any remediation scheme required and approved under the provisions of condition 30(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation), shall be submitted to and approved in writing by the local planning authority.”

In accordance with the requirements of Condition 31, we submit a Validation Report, prepared by Envirotreat Solutions Limited.

The Envirotreat report provides a formal statement on the completion of remediation and mitigation measures as outlined in the previously approved Remediation and Verification Strategy, prepared by Delta Simons.

These remediation works broadly comprised a watching brief during earthworks / enabling works, verification of service ducts / corridors, barrier pipe, decommissioning of remaining deep boreholes within the development area and verification of clean capping. No unexpected contamination was encountered during these works.

During construction works, Envirotreat liaised with the LPA regarding the level of ground gas risk. Additional investigation of the plots under construction concluded that the ground gas regime could be reclassified as CS1 (characteristic situation 1) and therefore gas protection measures were not explicitly required. Notwithstanding this, a gas membrane as specified by Delta Simons was still installed.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 31 has been partially discharged in respect of the occupation of the relevant parts of the Site as approved by Planning Permission Ref: F/20/87841. This includes the now as built industrial units.

Summary and Conclusion

This application seeks approval for the discharge of Conditions 21, 24 (part) 27, 28 and 31 (part) attached to the 2021 Permission.

The information and details meets the requirements and objectives of the relevant conditions and therefore we trust the application can be approved and the conditions formally discharged.



We will contact you shortly to confirm details of the Council's timescales for determining the application. In the meantime, if you have any questions please contact Chris Moore at these offices.

Yours faithfully,



Savills (UK) Limited
Planning