

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
4 AUGUST 2021
REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

UPDATE REPORT

20/2759/FUL

**Land South Of Lockheed Close, Preston Farm Industrial Estate, Stockton-on-Tees
Erection of class B8 industrial warehouse unit with ancillary office and associated parking,
decked van storage, van staging areas and associated ancillary infrastructure, including
the provision of a roundabout on Queen Elizabeth Way**

SUMMARY

Since the writing of the original report the conditions have been reviewed and the following conditions are those that are recommended.

Conditions 1, 2, 6, 8, 9, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24 remain unchanged but for completeness all conditions are listed.

RECOMMENDATION

That planning application be approved subject to the following conditions and informatives and subject to the applicant entering into a Section 106 Agreement as detailed in the Heads of Terms below;

1. Time Limit

The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
20120-ASA-XX-ZZ-DR-A-P01-S4 P2	23 August 2021
20120-ASA-XX-ZZ-DR-A-P03	14 December 2020
20120-ASA-XX-M1-DR-A-P04	14 December 2020
20120-ASA-XX-ZZ-DR-A-P06-S4 P1	14 December 2020
20120-ASA-XX-ZZ-DR-A-P13	14 December 2020
20120-ASA-XX-ZZ-DR-A-P02-P16	16 August 2021
20120-ASA-XX-ZZ-DR-A-P05-(P5)	28 June 2021
20120-ASA-XX-ZZ-DR-A-P07-(P5)	28 June 2021
20120-ASA-XX-ZZ-DR-A-P08-(P6)	28 June 2021
20120-ASA-XX-SI-DR-A-P09	14 December 2020
20120-ASA-XX-ZZ-DR-A-P10-P7	16 August 2021
20120-ASA-V4-ZZ-DR-A-P12-S4 – P4	28 June 2021
20120-ASA-XX-ZZ-DR-A-P11-P8	16 August 2021

20120-ASA-XX-ZZ-DR-A-P15-P4	16 August 2021
P.016448-RED-XX-XX-DR-E-2301-A	28 June 2021
5884-JPG-XX-XX-DR-D-1400-S4-P07	16 August 2021
9757-L-01H	16 August 2021
5884-JPG-SW-XX-DR-C-1201-S4-P10	23 August 2021

3. **Materials**

Prior to installation of external facing materials samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the area.

4. **Boundary Details**

Notwithstanding the proposals detailed in submitted plans, prior to occupation of development, details of the enclosure along the Queen Elizabeth Way frontage shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

5. **Arboricultural Method Statement and Tree Protection Plan**

Notwithstanding the approved plans no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority.

This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. BRITISH STANDARD 3998:2010 Tree Work - Recommendations
3. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the all existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality.

6. **Soft Landscape Management Plan**

No development shall commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include, long term design objectives, management responsibilities and maintenance schedules, replacement programme for all landscape areas including retained vegetation, maintenance access routes to demonstrate operations can be undertaken from publicly accessible land, special measures relating to the time of year such as protected species and their habitat, management of trees within close proximity of private properties etc. This information shall be submitted to and approved in writing by the Local Planning Authority.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-

term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

7. Landscape Details for the Roundabout

Notwithstanding the proposals detailed in the submitted plans, prior to the commencement of work on the proposed roundabout, details of the landscape treatment of the roundabout shall be submitted to and approved in writing by the Local Planning Authority. A high quality treatment will be delivered including hard and soft landscaping which reflects the quality of other similar features within Preston Farm Industrial Estate.

Reason: In the interests of the visual amenities of the locality and to aid in wayfinding.

8. Retaining Wall

Prior to commencement of work on the retaining walls to the entrance, full construction details of the wall, including appearance, materials, safety and drainage measures shall be submitted to and approved in writing by the local planning authority. Work shall be undertaken in accordance with the approved plans.

Reason; In the interests of the visual amenities of the surrounding area and to ensure that surface water runoff from the development site and the retaining wall does not impact on the safety of the highway.

9. Surface Water Drainage Scheme

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details.

- I. Detailed design of the surface water management system;
- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

10. Drainage Management Plan

The building hereby approved shall not be brought into use until a Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements. Any changes to the drainage management plan should be submitted to and approved in writing by the Local Planning Authority

Reason: To reduce flood risk and ensure satisfactory long-term maintenance are in place for the lifetime of the development

11. Drainage – NWL

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Proposed Drainage Layout" dated "17/06/2021". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 9301 and ensure that surface water discharges to the surface water sewer at manhole 9201. The surface water

discharge rate shall not exceed the available capacity of 18.7l/sec that has been identified in this sewer.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

12. Roundabout – Queen Elizabeth Way

No development shall commence until a scheme for off site highways works, including the provision of a roundabout on Queen Elizabeth Way and associated infrastructure works has been submitted to and approved in writing by the local planning authority. The approved works shall be completed in accordance with the local planning authority's written approval and shall have been certified in writing as complete on behalf of the Local Planning Authority before the site is brought into operation; unless alternative arrangements to secure the specified works have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure a satisfactory access to the site is achieved.

13. Construction Environment Management Plan (CEMP)

The development shall be carried out in accordance with the submitted Construction Environment Management Plan (CEMP) by isg, received on the 14th December 2021.

Reason : In the interest of highway safety and of protecting the amenities of the surrounding area.

14. Operational Management Plan

The building(s) hereby approved shall not be occupied until an Operational Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Operational Management Plan shall specify the proposed shift patterns and predicted trip generation for the building giving full consideration to the figures within the Transport Assessment which have been assessed and accepted. All buildings within the site shall operate in accordance with the approved Operational Management Plan. No deviation shall be made from the approved Operational Management Plans, including the shift patterns, without the prior written approval of the Local Planning Authority.

Reason In the interest of highway safety and the free flow of traffic in accordance with the NPPF.

15. Travel Plan

Prior to occupation of the building hereby approved the owner and/or the occupier of the building shall submit a user specific travel plan to the Local Planning Authority for written approval. The user specific travel plan should control the management of the site during operation from a traffic management and sustainable travel choices perspective. This should also include measures associated with the demand-led bus service for employees where available and appropriate.

Evidence of each travel plans implementation over a minimum period of 12 months from first implementation shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

Each travel plan shall be in place for the full time the end user occupies either part or all of the buildings hereby approved. The Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason: To promote sustainable travel choices to accord with the NPPF.

16. Cycle Parking

The cycle parking facilities as shown on the approved plans shall be provided prior to the building being occupied and be retained thereafter.

Reason: In order to ensure adequate provision for cyclists in accordance with the NPPF.

17. External Lighting

The external lighting shall be implemented in accordance with the external lighting details set out in Lighting Impact Assessment dated 11 June 2021 (REF P.016448 – Middlesbrough) by Engie. In addition, the lighting on the top of the vehicle deck will be switched off during night time hours of 12 midnight to 6am' with the exception of emergencies and for maintenance purposes.

Reason: To ensure an appropriate form of development in the interest of good design, residential amenity and ecology to accord with the NPPF.

18. Noise Mitigation

The site shall be operated in accordance with the Operational Noise Management Plan contained in the Noise assessment by Gleave Partnership (October 2020) and the mitigation outlined in the Report shall be installed prior to occupation of the units (a 4.0m barrier along the northern and eastern boundaries of the HGV service area).

Reason: In the interest of the amenity of adjacent properties and to accord with the NPPF.

19. Air Quality

The site-specific mitigation measures as detailed in Section 7 of the Air Quality Assessment by Gleave Partnership (December 2020) shall be implemented during construction phase.

Reason: In the interests of the residential amenities of the area.

20. Ecology

Work shall be undertaken in complete accordance with the recommendation and mitigation as detailed in Section 3 and 4 of the Ecological Impact Assessment Report dated 24th February 2021 by Tyler Grange.

Reason: In the interests of ecology and biodiversity

21. LEMP

Work on the off-site compensation land shall be broadly in accordance with the Landscape and Ecological Management Plan (LEMP) (Report No. 13543_R03b_JD_HM TG dated 26th March 2021), unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In compliance with the requirements of the NPPF.

22. Energy Statement

The development hereby approved, shall be built out in full accordance with the recommendations of the Energy statement (P.016448 - DZM1B - Energy Statement_R002.docx) and BREEAM Pre Assessment Strategy Report dated 27th November 2020 Revision R001

Reason: In compliance with the requirements of policy ENV1 of the Local Plan and the NPPF.

23 Unexpected land Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

Reason: To ensure any unknown contaminative features encountered during the development are investigated and remediated to an acceptable standard.

24 Construction Working Hours

External works in connection with the construction of the development shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays, only between 0900 hours and 1300 hours on Saturdays and there should be no audible intrusive works at any time on Sundays, Bank Holidays or Public Holidays.

Deliveries should be undertaken between 0800 hours and 1800 hours Monday to Saturday where reasonably possible.

Reason: To safeguard the amenities of nearby residents in accordance with the NPPF.

25 Use of Building

The development hereby approved shall only be used/occupied for the B8 storage and distribution (with ancillary office floorspace) of the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purpose.

Reason: To ensure that the primary function of the site is for B8 in accordance with the NPPF.

26 Electric Vehicle charging infrastructure

Prior to the installation of electric vehicle charging infrastructure, details of the electric vehicle infrastructure shall be submitted and approved by the local planning authority. The electric vehicle infrastructure shall be implemented in accordance with the approved details.

Reason: In the interests of

Director of Finance, Development and Business Services
Contact Officer Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward	Parkfield And Oxbridge
Ward Councillor	Councillor Mohammed Javed
Ward Councillor	Councillor Louise Baldock