

DOCUMENT 12
PLANNING DECISION NOTICE
10 APRIL 2019



The Town and Country Planning General Regulations 1992

Development by Gloucestershire County Council

Take Notice that pursuant to Regulation 3 of the above-mentioned Regulations on 10th April 2019 the Commissioning Director: Communities & Infrastructure using delegated powers decided that planning permission be GRANTED for the under-mentioned development:-

Planning Reference No.: 18/0052/GLR3MJ

Date Application Valid: 13th August 2018

District Authority: Gloucester City Council

District Reference No.: 18/01160/DCC

Site: Gloucester South West Bypass (GSWB), Llanthony Road, Gloucester, Gloucestershire.

Proposal: Widening/improvement of section of Gloucester South West Bypass (GSWB) between Spinnaker junction and GSWB/Llanthony Road junction including the demolition of the City Business Centre, Hemmingsdale Road/Llanthony Road to facilitate widening.

Applicant: Property Strategy Lead, Gloucestershire County Council, Shire Hall, Gloucester, GL1 2TG.

Conditions:-

Commencement

1. The development hereby approved shall begin not later than 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Philip Williams
Lead Commissioner:
Community Infrastructure
Duly authorised in that behalf

Permission Date: 10th April 2019

Note: Pursuant to Regulation 9 of the above mentioned Regulations the permission hereby granted enures for the benefit of Gloucestershire County Council only, except in the case of development to be undertaken jointly with any other person named in the application, in which case the permission shall enure for the County Council and that other person.

Prior Notification

2. The main contractor for each of the three phases of the development (demolition, utility diversions and highway works) shall ensure that at least 7 days prior notification of the date of commencement for each phase of the development detailed in this application shall be given in writing to the County Planning Authority.

Reason: To enable the County Planning Authority to monitor the operations and to ensure compliance with this permission.

Scope of development

3. Unless otherwise required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application 18/0052/GLR3MJ, together with the following approved drawings:
 - Red Line Plan: Ref. L1-100-01A P1
 - General Arrangement Plan: drawing L1-100-06 Rev.P8
 - Drainage Layout Catchment Areas: drawing COGL43041066-E5-100
 - Proposed Drainage Layout (1 of 3): drawing COGL43055295_500_002
 - Proposed Drainage Layout (2 of 3): drawing COGL43055295_500_003
 - Proposed Drainage Layout (3 of 3): drawing COGL43055295_500_004
 - Perspective colour visual looking North (with line)
 - Perspective colour visual looking South (with line)
 - Perspective Aerial View
 - Proposed Footways and Kerbs (Sheet 1 of 3): Ref.L1-1100-01 P2
 - Proposed Footways and Kerbs (Sheet 2 of 3): Ref.L1-1100-02 P2
 - Proposed Footways and Kerbs (Sheet 3 of 3): Ref.L1-1100-03 P2
 - Proposed Footway to Llanthony Priory Interface: Ref.L1-1100-04 P4

And in accordance with the following approved documents:

- Transport Assessment: Ref.No.COGL43055295 dated 02.01.2019
- Transport Assessment Appendix C: Journey Time Comparisons
- Transport Assessment Appendix D: Model Validation, Traffic and Economics Technical Note Ref. COGL43041066-TN 001 Revision 1 dated 02 March 2017
- Drainage Report Appendix E & F
- Drainage Report Appendix I: Water Quality Assessment Results
- Drainage Report Appendix J: Asbestos Survey Report Ref.J000760 dated 08.08.2017
- Heritage Desk-Based Assessment: CA Report 6475 dated July 2018
- Supporting Statement dated 1st August 2018

- Planning Statement dated August 2018
- Design & Access Statement: Ref.COGL43055295 dated 06.08.2018
- Sustainability Statement produced by Amey Consulting dated June 2018
- Tree Survey & Arboricultural Impact Assessment: COGL43055295 /Arb01 Revision v0.1 dated May 2018
- Surface Water Management Strategy: Ref. COGL43055295/6.1/001 Revision 0 dated June 2018
- Road Traffic Noise Assessment Addendum: Ref. COGL43055295 /Noise Revision 1 dated August 2018
- Full Business Case: Ref. COGL43048679 /FBC dated December 2017
- Air Quality and Greenhouse Gas Assessment: Ref. COGL43055295 /Air Revision 3 dated September 2018
- Preliminary Ecological Appraisal Report dated August 2018
- Landscape and Townscape Appraisal Addendum: Ref. COGL43055295 /L/01 Revision 0 dated May 2018

Reason: In order to define the scope of this permission and to ensure that the impact on the surrounding built and historic environment is mitigated in accordance with Policy SD1, SD3, SD4, SD8, SD9, SD14, INF1, INF2 and INF6 of the Gloucester, Cheltenham & Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017), Policy WCS2 of the Gloucestershire Waste Core Strategy (Adopted 21st November 2012), along with the aims and objectives that the National Planning Policy Framework seeks to protect and promote in respect of safeguarding local amenity, the historic environment and provisions for improvements to infrastructure.

Hours of Demolition and Construction

4. The hours of working on site during the demolition and construction phase of the development shall be restricted to 07:30 to 17:30 hours Mondays to Fridays, 08:00 to 13:00 hours on Saturdays and no working shall take place on Sundays, Bank or Public Holidays. The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to and from the site and the movement of construction vehicles within the curtilage of the site.

Reason: To safeguard the residential amenity of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), along with the aims and interests that the National Planning Policy Framework seeks to protect and promote in respect of safeguarding local amenity.

Highways

5. Throughout the demolition and construction period of the development hereby permitted, provision shall be made to accommodate the likely demand generated for the following:
 - i. parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials; and
 - iii. storage of plant and materials used in constructing the development.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

6. No mud, debris and materials shall be deposited on the highway from vehicles leaving the site.

Reason: In the interests of highway safety and to prevent mud, debris and materials getting on the highway, in accordance with the aims and objectives that the National Planning Policy Framework seeks to protect and promote.

Site Compound

7. Any works relating to the provision of a site compound and/or means of enclosure for the area of proposed demolition shall not commence until details of such matters have been submitted to and approved in writing by the County Planning Authority. The submitted information should provide the following details:
 1. the extent and layout of any site compound, including the size, type and height of any welfare units/offices.

The approved details shall be implemented in full and shall be retained or applied until completion of the phase of development to which they relate.

Reason: To safeguard the amenities of local residents and occupiers and to protect the character and setting of Llanthony Priory and associated designated heritage assets in accordance with Policy SD8 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), along with the aims and interests that the National Planning Policy Framework seeks to protect and promote in respect of safeguarding local amenity and the setting of the historic environment.

Site access and egress

8. Notwithstanding the position of the two sets of vehicular access gates set within the indicative fencing around the demolition area shown on the General Arrangement drawing L1-100-06 Rev.P8 dated 04.03.2019, the following details shall be submitted to and approved in writing by the County Planning Authority prior to the use or creation of any vehicular access into the demolition area or installation of any associated gates to secure such vehicular access:
 - Large-scale plan detailing the width and location of any vehicular access points and associated gates;
 - Height of any gates;
 - Hours within which the vehicular access gates would be operated;
 - Measures to secure vehicular access gates;
 - Contact details for out of hours key holder to access gates.

Reason: To safeguard the amenities of local residents and occupiers and to reduce the potential impact on the public highway and accommodate the efficient movement of vehicles in accordance with Policy SD14 and Policy INF1 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), along with the aims and interests that paragraph 110 and 170(e) of the National Planning Policy Framework seeks to protect and promote in respect of safeguarding local amenity and highway safety.

Waste Minimisation Statement

9. No demolition or construction works shall commence until a Waste Minimisation Statement based upon the provisions within paragraph 3.6 of the Sustainability Statement (COGL43055295/Revision 0) produced by Amey Consulting has been submitted to and approved in writing by the County Planning Authority. The Waste Minimisation Statement should set out how waste arising during demolition and construction is to be minimised, managed and recycled in order to ensure that the waste hierarchy is respected. The Waste Minimisation Statement shall be fully implemented as approved and maintained for the duration of the development hereby approved.

Reason: To ensure the principles of waste minimisation and re-use, whilst having regard to the provisions of Policy WCS2 of the Gloucestershire Waste Core Strategy (Adopted 21st November 2012) and Policy SD3 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2011-2031).

Drainage

10. The approved drainage scheme set out in the plans list in condition 3 of this permission shall be implemented before the development hereby approved is brought into use and shall be maintained in good order thereafter for the life of the development hereby approved.

Reason: To ensure satisfactory drainage arrangements are provided in accordance with sustainable objectives of Policy INF1 and INF2 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017) and the aims and interests that the National Planning Policy Framework seeks to protect and promote in respect of highway safety and flood risk management.

Asbestos Removal and Disposal

11. Prior to any demolition works an asbestos management report relating to the demolition of the on-site buildings shall be submitted to and approved in writing by the County Planning Authority. The report shall include a remediation scheme to deal with any asbestos contaminant identified, including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.

The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met, together with a discovery strategy for dealing with any unexpected contamination which might be found.

Reason: To protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with paragraphs 178 and 180 of the National Planning Policy Framework.

Reptile, Amphibian & Mammal Methods Statement

12. Prior to the commencement of any works to the highway, a Reptile, Amphibian & Mammal (such as hedgehog and badger) Method Statement based on a range of Reasonable Avoidance Measures (RAMs) shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be carried out for the duration of the highway works phase of the development hereby approved.

Reason: To ensure that legally protected species are conserved and in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 170 and 175 plus additionally Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

Bird Nesting Season

13. No demolition of buildings or removal of hedgerows, trees, shrubs, brambles or ivy shall take place between 1st March and 31st August inclusive unless an ecologist has undertaken a careful, detailed check of the vicinity concerned for active birds' nests. No such woody vegetation should be cleared unless the ecologist has given confirmation that no birds will be harmed or that there are appropriate measures in place to protect any identified nesting birds on the site. If any such measures are required these should be copied in writing in advance to the County Planning Authority for information and then implemented as approved.

Reason: To ensure that breeding birds are protected as required by law and in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 170 and 175. This is also in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

Bat Roost Detection Survey

14. Prior to the demolition of part or all of the City Business Centre building a bat roost detection survey shall take place using a suitably qualified and experienced ecologist. The results of the survey and any measures to be taken to ensure the conservation of bats shall be submitted to and approved in writing by the County Planning Authority. The measures approved shall be implemented subject to any modifications as a result of the requirements of a protected species license that may be issued by Natural England.

Reason: To ensure that legally protected species are conserved and in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 170 and 175 plus additionally Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

Trees

15. Prior to the commencement of any above or below ground works that have the potential to adversely affect any of the trees to be retained, an Arboricultural Method Statement incorporating a Tree Protection Plan shall be submitted to and approved in writing by the County Planning Authority. The Statement and Plan shall be implemented in accordance with the approved details. All protective structures installed shall be maintained until those works have been completed. No materials, soils, or equipment shall be stored under the canopy of any retained tree within the application site.

Reason: In the interests of the visual amenity and biodiversity within the setting of designated heritage assets in accordance with Policy SD9 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), along with paragraph 170 of the National Planning Policy Framework.

Landscape and Aftercare Scheme

16. Within three months of the commencement of the highway related works a detailed Soft Landscape and Aftercare Scheme shall be submitted to the County Planning Authority. The scheme shall include:

- (a) An annotated drawing of the soft landscape to be retained, created, enhanced and managed;
- (b) Details of species, number, density, and size of shrubs/trees to be planted as compensation and composition of any wildflower or grass seeding mix or turfing. Shrubs/trees/herbaceous species should be rich in nectar, fruit and/or berries that will attract wildlife. All plants that fail to thrive or which die within the first five years after completion should be replaced with species of, as a minimum, the same size as those planted;
- (c) Design, type and location of biodiversity structures to comprise of a few bird and/or bat roosting boxes on trees or buildings within the scheme area or close to any other nearby highway in Gloucester where they may reasonably become occupied by wildlife;
- (d) Methods of establishment plus short-term and long-term after-care of all plants and biodiversity structures to be installed;
- (e) Organisation or personnel responsible for implementation of the scheme.

Thereafter the approved soft landscaping and aftercare scheme shall be fully implemented as approved by the County Planning Authority within six months of the completion of the highways works or the first planting season, whichever is sooner.

Reason: To conserve and enhance the landscape and biodiversity value of the land and in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 8, 170 and 175. This is also in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

Planting Maintenance

17. If at any time within a period of 5 years of the completion of the development any trees or plants from the approved planting scheme die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory and well planned development and to ensure the designed scheme is managed and grows successfully to achieve the mitigation aims in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the aims and interests that the revised NPPF (2019) seeks to protect and promote in respect of landscape and biodiversity.

Archaeology

18. No below ground works shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be revealed by development. The archaeological programme will advance understanding of heritage assets, in accordance with paragraph 199 of the National Planning Policy Framework.

Lighting Scheme

19. No lighting shall be replaced or new lighting installed until a Lighting Scheme is submitted to the County Planning Authority for approval. The Scheme is to be based on guidance on page 21 of the Preliminary Ecological Appraisal. The scheme shall include the following details:

- (a) the position, height and type of all new and existing lighting;
- (b) the intensity of lighting and predicted spread of light as a lux contour plan;
- (c) the measures proposed must demonstrate no significant effect of the light levels on the environment including disturbance to bats. Light falling on vegetated areas and features used by bats must be below or not greatly exceeding 1.0 lux;
- (d) the periods of day and night throughout the year when lighting will be used and controlled for construction, operational, maintenance and emergency needs.

The approved scheme shall be implemented for the duration of the development and maintained thereafter in accordance with the manufacturer's recommendations and scheme details.

Reason: To ensure that foraging and commuting of bats is not discouraged at this location and in accordance with Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11-Dec-2017), ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 170, 175 and 180 and Section 40 of the Natural Environment and Rural Communities Act 2006 which confers a general biodiversity duty upon Local Authorities whilst exercising their functions.

Dust Management Plan

20. Prior to the commencement of any phase of the development that involves dust generating activities/works, a scheme for the management of those dust generating activities/works shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented and maintained for the duration of those dust generating activities/works associated with the development hereby approved.

Reason: In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017).

Noise

21. Prior to commencement of any phase of the development that involves noise generating activities/works arising from the use of plant and machinery, a scheme for the management of those noise generating activities/works shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented and maintained for the duration of those noise generating activities/works associated with the development hereby approved.

Reason: In order to ensure that materials are handled and properly discharged in the interests of the amenities of residential property in the locality in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 170(e) and 180(a) of the revised NPPF (Feb 2019) seeks to protect and promote.

22. Only HGV vehicles and mobile heavy plant equipment fitted with a "white noise" type reversing warning alarm system shall be operated on the site.

Reason: To safeguard the residential amenity of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 170(e) and 180(a) of the revised NPPF (Feb 2019) seeks to protect and promote.

Environmental Protection

23. Each phase of the development hereby approved shall be carried out in accordance with the mitigation measures set out in paragraph 3.4.1 of the Road Traffic Noise Assessment Addendum COGL43055295/Noise Revision 1 produced by Amey and dated August 2018. Such mitigation measures shall be maintained for the duration of each phase of the development.

Reason: To safeguard the residential amenity of the area in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 170(e) and 180(a) of the revised NPPF (Feb 2019) seeks to protect and promote.

Land Contamination

24. Upon completion of the demolition works the following components of a scheme to deal with the risks associated with contamination of the area of demolition shall be submitted to and approved in writing by the County Planning Authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy, if necessary, of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This should include any proposed phasing of demolition or commencement of other works.
- 5) Prior to occupation or use of any part of the development (unless in accordance with agreed phasing under part 4 above) a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (3 and 4). The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the County Planning Authority.

Any changes to these components require the express written consent of the County Planning Authority. The scheme shall be implemented as approved.

Reason: To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) and human health in accordance with Policy SD3 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and paragraphs 170(e) and 180 of the revised NPPF (Feb 2019).

25. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the County Planning Authority.

The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the County Planning Authority.

Reason: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) and human health, in accordance with Policy SD3 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and paragraphs 170(e) and 180 of the revised NPPF (Feb 2019).

Hoardings and Fencing

26. Notwithstanding the indicative fence lines shown green on the General Arrangement drawing L1-100-06 Rev.P8 dated 04.03.2019, the following details shall be submitted to and approved in writing by the County Planning Authority prior to the installation of any hoardings or fencing associated with the development hereby approved:

- Large-scale plan showing the location of any hoarding or fencing;
- Height of any hoarding or fencing;
- Method of construction for any hoarding or fencing, including materials and colour finish to external face.

The approved details shall be implemented and maintained for the duration of the phase of development to which the hoardings/fencing relates.

Reason: To safeguard the amenity of local residents and occupiers of neighbouring properties in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031, along with safeguarding the character and setting of Llanthony Priory and associated historical features in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy SD8 and SD14 of the Gloucester,

Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 192, 193 and 194 of the National Planning Policy Framework seeks to protect and promote.

27. With the exception of the hoarding/fencing around the "Demolition Area" shown on General Arrangements drawing L1-100-06 Rev.P8, all other hoardings/fencing (including posts and fixings) associated with the development hereby approved shall be removed within 1 month of the completion of the phase of works to which the hoardings/fencing relates.

Reason: To safeguard the amenity of local residents and occupiers of neighbouring properties in accordance with Policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031, along with safeguarding the character and setting of Llanthony Priory and associated historical features in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy SD8 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 192, 193 and 194 of the National Planning Policy Framework seeks to protect and promote.

28. Prior to the display of any graphics or visual imagery on the external face of any hoarding or means of enclosure around any part of the area of demolition, a design layout shall be submitted to and approved in writing by the County Planning Authority. The design layout will need to be of a high standard and include:

- site interpretation and relevant historic photographs;
- scaled layout drawings;
- schedule of materials to be used.

Reason: To safeguard the character and setting of Llanthony Priory and associated historical features in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, along with Policy SD8 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted 11th Dec 2017) and the aims and interests that paragraphs 192, 193 and 194 of the National Planning Policy Framework seeks to protect and promote.

INFORMATIVES :-Ecology

1. Under the Wildlife & Countryside Act 1981 (as amended), the Weeds Act 1959 (as amended) and Ragwort Control Act 2003 (as amended) you may need to take action to prevent the spread of certain plants onto surrounding areas that could cause a nuisance. These plants include non-native invasive species and also harmful or injurious weeds. Further information is available on Defra's section of the government website currently at <https://www.gov.uk/prevent-the-spread-of-harmful-invasive-and-non-native-plants>.
2. In relation to the County Council's Service Level Agreement with the Local Biological Records Centre and to assist in the strategic conservation of countywide biodiversity, all species and habitat records from the ecological work commissioned by the applicant should be copied [if not already] to the Gloucestershire Centre for Environmental Records (GCER).

Summary Reasons for the grant of planning permission and relevant development plan policies

The proposal involves much needed highway improvements to a section of Llanthony Road (A430) that includes road widening, new traffic signals and reconfigured pedestrian crossings. The proposal represents the final phase of the Gloucester South West Bypass. The proposed highway works are considered necessary to reduce congestion at peak periods, improve journey times and support economic growth.

To facilitate the proposed road widening scheme requires the complete demolition of the City Business Centre, to which no objections were raised by Historic England, Gloucester City Council or Gloucester Civic Trust. Whilst there are some residential properties adjoining or in close proximity to the City Business Centre, the area surrounding the application site is characterised predominantly by commercial buildings of varying size, design, construction and appearance, along with a number of significant designated heritage assets. Though regrettable, the loss of employment land is considered by the County Planning Authority to be necessary and temporary, as the majority of the "demolition area" shown on General Arrangement drawing L1-100-06 Rev.P8 would be retained and re-developed for employment use. This could give rise to opportunities for potential improvements in the future, including the aesthetics in built form that could enhance the character and setting of the street scene, neighbouring Scheduled Ancient Monument, Grade I listed building (Priory) and associated designated heritage assets.

The County Planning Authority are satisfied that adequate mitigation measures and safeguards to heritage assets and the amenity of neighbouring residents and occupiers of commercial premises can be secured through the imposition of conditions, which are considered relevant and necessary to the acceptability of the proposal in planning terms.

The application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant circulars, together with the relevant Development Plan Policies:

Joint Core Strategy (2017)

Policy SD1 - Employment - except retail development
Policy SD3 - Sustainable Design and Construction
Policy SD4 - Design Requirements
Policy SD8 - Historic Environment
Policy SD9 - Biodiversity and Geodiversity
Policy SD14 - Health and Environmental Quality
Policy INF1 - Transport Network
Policy INF2 - Flood Risk Management
Policy INF6 - Infrastructure Delivery

Gloucester City Council Revised Deposit Local Plan (2002)

Policy E.4 - Protecting Employment Land

Gloucestershire Waste Core Strategy (Adopted 21st November 2012)

Policy WCS2 - Waste Reduction

National Planning Policy Framework

Chapters 6, 9, 11 and 16

Positive and Proactive Statement

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application and planning conditions by liaising with consultees, respondents and the agent, and by discussing changes to the proposal and suggested planning conditions where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.