Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10726

Decision Date: 17 May 2024

Applicant:	Nicola Holland-James 2nd Floor, Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS
Particulars of Development:	Provision of car parking facility close to station to support redevelopment of forecourt to front of Salisbury Railway Station, providing a temporary car park facility for maximum of three years for use by passengers, with creation of 89 no. parking spaces for passenger use and 8 no. spaces marked out for Royal Mail use
At:	Salisbury East Goods Yard, (former Eastern Sidings), Adjacent to Royal Mail Delivery Office off Fisherton Street, Salisbury, Wilts, SP2 7QP

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (17)

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: SAL-AHR-S1-00-DR-A-08100 Rev C Site Location Plan Date Received 03.01.24
DWG No: SAL-AHR-S1-00-DR-A-90600 Rev B Proposed Line Marking and Signage Plan Date

Received 07.12.23
DWG No: 157905/2010 Rev A Retaining Wall Details Date Received 07.12.23
DWG No: 157905/2011 Rev A Section A-A Drainage Trench Plan Date Received 07.12.23
DWG No: 4923/SAL/ELEC1 Proposed Lighting Plan Date Received 07.12.23
DWG No: SAL-AHR-S1-00-DR-A-90900 Rev B Proposed Sections, A-A, B-B and C-C Date Received 07.12.23
DWG No: SAL-AHR-S1-00-DR-A-09700- Rev C Proposed Demolition and Setting Out Plan Date Received 03.01.24
DWG No: SAL-AHR-S1-00-DR-A-20000 Rev G Proposed Site Layout Plan Date Received 03.01.24
DWG No: SAL-AHR-S1-00-DR-A-09800 Rev D Proposed HGV Swept Path Analysis Plan Date Received 03.01.24
DWG No: 157905/2001 Rev C Proposed Pavement Layout Plan Date Received 03.01.24
DWG No: 157905/2006 Rev B Proposed Site Levels Plan Date Received 03.01.24
DWG No: SAL-AHR-S1-00-DR-A-09200 Rev C Proposed Fencing Layout and Boundary Plan Date Received 03.01.24
DWG No: 157905/2004 Rev D Proposed Drainage Layout Plan Date Received 03.01.24
Ecology Consultation Response undertaken by AHR dated April 2024 Date Received 29.04.24
DWG No: SAL-AHR-S1-00-DR-A-20040 Proposed Landscaping Plan Date Received 29.04.24
DWG No: 574273 LL R4 Proposed Lighting Layout Plan Date Received 29.04.24

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3 The use of the land for the car park hereby permitted and all associated infrastructure and paraphernalia shall cease/be removed from the land in its entirety within three years of the car park first coming into use/operation. Within 6 months of the car parking first coming into use, a restoration scheme to include a scheme of works for the re-landscaping of the land following cessation of the use shall be submitted to the Local Planning Authority. All restoration works shall be carried out in accordance with the approved scheme and to the agreed timings.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of the use for which permission can only be justified on the basis of a special temporary need.

4 No part of the proposed entrance and exit height barriers shall be erected above or on the public highway.

REASON: To prevent unauthorised structures within the public highway.

5 Prior to the development hereby permitted being first brought into use the pedestrian refuge detailed in the Transport Statement at Appendix C shall have been provided.

REASON: In the interests of highway safety.

6 At all times while the development hereby permitted is operational the entrance off Fisherton Street shall be clearly signed as ENTRANCE ONLY and the exit to Spire view shall be clearly signed as

EXIT ONLY.

REASON: In the interests of safe and convenient operation of the car park.

7 The car parking spaces within the car park shall be demarcated and the relevant directional road marking arrows and road markings as detailed on DWG No: SAL/AHR/S1/00/DR/A/20000/G shall be provided before the proposed development hereby permitted is first brought into use.

REASON: In the interests of safe and convenient operation of the car park.

8 The access to the car park from Fisherton Street and the exit from the car park to Spire View shall both be laid out as detailed on DWG No: SAL/AHR/S1/00/DR/A/20000/G before the proposed development hereby permitted is first brought into use.

REASON: In the interests of highway safety.

9 Before the first use of the lighting scheme hereby approved, the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 or better in the ILP document “Guidance Notes for the Reduction of Obtrusive Light - Guidance Note 01:20. A report by a suitably qualified member of the ILP confirming this shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be permanently retained in accordance with the details submitted.

REASON: In the interests of residential amenity and to minimise light pollution.

10 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

11 Prior to the start of construction and notwithstanding the approved scheme of landscaping, a Wildlife Protection and Enhancement Scheme will be submitted to and approved in writing by the local planning authority. The detail shall include;

Composition, size and number of the native planting mixes for the proposed planting including additional trees, provided along the northern boundary of the site;
Schedule of works demonstrating that planting will be no later than the first planting season post completion of works;
Details of the protection measures to be implemented for the new planting and;
Management measures to be implemented to ensure retention of the planting, to include replacement where necessary.

REASON: To ensure the management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme. Any species of planting submitted will be expected to achieve a suitable scale sufficient to provide a visual softening of the site in the short to medium term.

12 Prior to development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the Environmental Appraisal to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.
REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution.

13 Prior to the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

14 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 local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

15 Notwithstanding the submitted Drainage Strategy and SuDs Audit (dated November 2023), no development shall commence on site until a drainage and surface water drainage scheme for the site (based on sustainable drainage principles SuDS) has been submitted to and approved in writing by the Local Planning Authority. It shall include:

- A construction management plan, which shall include details of, and measures to retain, the existing vegetation across the site together with drainage arrangement during construction phase;
- Confirmation of groundwater levels providing floatation calculations or liner details, if required, to demonstrate that the interface buried attenuation and groundwater can be safely managed;
- A plan of the site showing overland exceedance routes for flows in excess of the 1 in 100 year (40%) rainfall event that manage the risks to people and property.

The surface water scheme shall be implemented before first use of the development hereby permitted and be constructed in accordance with the approved details.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained in perpetuity.

16 No development shall take place until ground investigations, including soakaway testing in accordance with BRE 365 have been carried out on site incorporating the drainage design and a report of these investigations has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

REASON: To prevent the increased risk of flooding.

17 All boundary fencing as shown on approved plan: DWG No: SAL-AHR-S1-00-DR-A-09200 Rev C shall be erected prior to the site first being brought into use. All other soft landscaping comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season prior to the site first being brought into use or follow the completion of the development whichever is the sooner; All shrubs, trees and any other planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

Informatives: (2)

1 **1. BREEDING BIRDS IN THE NESTING SEASON**

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

2 **2.REPTILES**

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter and remove all waste arising from such clearance. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy