

UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL SP15/01590/SCC****DISTRICT(S)** SPELTHORNE BOROUGH COUNCIL**Grazing Land opposite Ford Close, Kingston Road, Ashford, Surrey TW15 3SL**

Construction of new single storey fire station with access from A308 Staines Road West, incorporating two double appliance bays, dormitories with ancillary facilities, office accommodation, operational areas and store rooms; drill tower and smoke house; proposed hard standing for training, car parking and refuelling point for appliances; associated generator and oil storage tank; retention of existing rail timber fencing on north and eastern boundary of the site and the erection of 3m high acoustic fencing on the south, west and part of the northern boundaries.

Amending Documents (Since report published)

- Noise Impact Assessment dated 11 March 2016
- DWG No: 7834.P.205 Rev P3, Planning Drawing – Hard Landscaping dated 11/03/2016

Paragraph 73, add:

The Noise Consultant has assessed the updated Noise Impact Assessment and advises that evening training in the middle and left of the training area would be acceptable but recommends conditions restricting the training hours (see condition 24), restricting the training area (see condition 24), restricting the use of the siren (see paragraph 72) and ensuring that the barrier at the front of the site to the west of the building is maintained (see condition 9 and 10). Officers are therefore satisfied that training in the evenings up until 22.00 would not result in an adverse impact upon residential amenity subject to the suggested conditions and would accord with development plan policy.

RECOMMENDATION

All conditions have been re-ordered and titles added (appended to this update sheet)

- Conditions 7, 25, 27 and 28 are additional conditions and Condition 24 has been amended to extend the training hours until 22.00 Monday – Saturday.
- Informative 9 has been added

Conditions:

IMPORTANT - CONDITION NO(S) [3,9,13,14,15,16,20,21,23] MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

DWG No: 7834.P.100 Rev P1, Location Plan dated 01/10/15

DWG No: 7834.P.101 Rev P1, Site Plan - As Existing dated 24/09/15

DWG No: 7834.P.102 Rev P1, Existing Site - Design Constraints dated 24/09/15

DWG No: 7834.P.201 Rev D, Site Plan - As Proposed dated 27/08/15

DWG No: 7834.P.202 Rev P1, Site Plan - Environmental Issues dated 24/09/15

DWG No: 7834.A.205 Rev BQ2 Site Constraints and Issues dated 23/09/15

DWG No: 7834.P.205 Rev P2, Planning Drawing - Hard Landscaping dated 03/02/16

DWG No: 7834.P.206 Rev P1, Planning - Soft Landscaping dated 22/09/15

DWG No: 7834.P.210 Rev P1, Planning Drawing - Ground Floor Plan dated 22/09/15

DWG No: 7834.P.211 Rev P1, Planning Drawing - Roof Plan dated 22/09/15

DWG No: 7834.P.212 Rev P2, Planning Drawing – Elevations dated 03/02/16

DWG No: 7834.P.213 Rev P2, Planning drawing – Cross Sections dated 03/02/16

DWG No: 7834.P.214 Rev P2, 3D Images dated 03/02/16

DWG No: P3206-E-00-1010 Rev C, External Lighting LUX level Plan dated 29/01/16

DWG No: 5434/100 Rev B, Site Layout Drainage dated June 2015

DWG No: 150446-05, Visibility Splays received 06/01/2016

DWG No: Q10452-01 Rev C, General Arrangement Fire Tower and Smoke House dated 10/09/15

Highways

3. Prior to the commencement of the development hereby permitted, the proposed vehicular access to Kingston Road (A308) shall be constructed in accordance with the approved Motion Transport drawing no. 150446-03 Revision B. These details shall be maintained in perpetuity for the duration of the development.
4. The development hereby permitted shall not be first occupied unless and until the proposed gap in the Kingston Road A308 central reservation has been constructed and provided with wig wags and associated infrastructure in accordance with the approved Motion Transport drawing numbered 150446-03 Revision B, all to be permanently retained. The wig wag signals shall not operate for more than 50 seconds for any single event.
5. The development hereby permitted shall not be first occupied unless and until the right turn ban order has been created for the proposed gap in the central reservation, and associated signs have been provided on the ground in accordance with a revised scheme which has first been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
6. The development hereby permitted shall not be first occupied unless and until an Access Management Plan has been submitted to and approved in writing by the County Council Planning Authority. Details shall include formal training on the use of the Thames Water access road. Only the approved details shall be implemented.
7. The Thames Water Access Road shall only be used for 'on-call' staff responding to an emergency call and for Appliances returning to the Fire Station.

8. The development hereby permitted shall be carried out in strict accordance with the Framework Construction Traffic Management Plan received 10 February 2016.

Landscaping and Ecology

9. Prior to the commencement of the development hereby permitted, full details of soft landscaping works including planting plans, written specifications (stating cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities, details of new habitat created on site, details of treatment of site boundaries and or buffer zones around watercourses and an implementation programme has been submitted to and approved in writing by the County Planning Authority. These details shall include proposed finished levels, means of enclosure and hard surfacing materials (where appropriate). Only the approved details shall be implemented.
10. Prior to the occupation of the development hereby permitted, a Landscape and Ecology Management Plan (LEMP) shall be submitted to the County Planning Authority for approval in writing. The content of the LEMP shall include the following:
 - a) Description and evaluation of all features to be managed including a compartment plan showing all landscape areas and cross sections
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management and working method statement
 - d) Appropriate management options to achieve aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of work and/or maintenance schedule for all landscape areas both new and existing (including an annual work plan capable of being rolled forward on a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. Only the approved details shall be implemented.

11. The proposed development shall be carried out in strict accordance with sections 6 - 12 of the Arboricultural Method Statement submitted with the application.
12. Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with drawing Tree Protection Plan (DWG: TPP-02 Rev A) within Appendix 4 of the Arboricultural Method Statement submitted with the application. The tree protective fencing shall remain in situ for the duration of the construction of the development hereby permitted. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.

SuDs, Drainage and Flood Risk

13. Prior to the commencement of the development hereby permitted, confirmation of ground water levels and a ground contamination report shall be submitted to and approved in writing by the County Planning Authority. The finalised drainage scheme shall then be designed in accordance with these results.

14. Prior to the commencement of the development hereby permitted, further details to demonstrate how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
15. Prior to commencement of the development hereby permitted, details of the ownership and maintenance of the SuDs features shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
16. Prior to the commencement of the development hereby permitted, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
17. Prior to the occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the County Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
18. The finished floor levels of the building hereby permitted shall be set no lower than 13.77m AOD.
19. The development shall be carried out in strict accordance with sections 3 and 4 of Flood Risk Assessment ref: 5434/2.3, dated June 2015.

Contamination

20. The development hereby permitted shall not commence unless the following details relating to ground contamination have been provided:
 - (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site has been submitted to and approved in writing by the County Planning Authority.
 - (ii) where any such potential sources and impact have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the County Planning Authority.
 - (iii) a written method statement for the remediation of land and/or groundwater contamination, affecting the site shall be agreed in writing with the County Planning Authority prior to the commencement of any remediation. The method statement shall include an implementation timetable and monitoring proposals and a remediation verification methodology. The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without express written agreement with the County Planning Authority.
21. Prior to the commencement of the development hereby permitted, a written method statement outlining the mitigation of ground gas risks shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
22. Prior to the occupation of the development hereby permitted, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the County Planning Authority.

Air Quality

23. Prior to the commencement of the development hereby permitted, a Dust Management Plan and Construction Environmental Management Plan shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.

Noise

24. External training shall only take place within the 'middle' or 'left' gated training areas as shown within the MACH Acoustics Noise Impact Assessment, dated 11 March 2016 and only between the hours of 07.00 to 22.00 Monday to Friday, 08.00 to 22.00 on Saturdays and at no time on Sundays, Public, Bank or National Holidays. There shall be no training in the 'right' area as shown within the MACH Acoustics Noise Impact Assessment.
25. There shall be no use of the car cutting drill between the hours of 19.00 - 07.00 and at no time on Sundays, Public, Bank or National Holidays.
26. No testing of the vehicle audible warning devices shall be undertaken on Saturdays, Sundays, Public, Bank or National Holidays unless on the muted 'quiet mode'.
27. All fixed plant shall be operated to achieve a noise level of 10dB below the lowest measured background noise levels as set out within Section 6 of the MACH Noise Impact Assessment dated 11 March 2016.
28. No systems required in the development hereby permitted for the purpose of announcements or issuing operational alarms to staff on site shall be installed unless the details, including any measures to limit the noise impact when background noise levels are low, have first been submitted to and approved in writing by the County Planning Authority.
29. In carrying out the development hereby permitted, no construction activities shall take place except between the hours of 07.30 and 18.00 between Mondays and Fridays and between 8.00 and 13.00 on Saturdays. There shall be no working on Sundays or bank and public/national holidays.

Materials

30. The new building hereby permitted shall not be constructed above finished ground floor level unless and until details and samples of the materials to be used on the external surfaces of the development have first been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.

Archaeology

31. The proposed development shall be carried out in strict accordance with the Written Scheme of Investigation for an Archaeological Strip, Map and Sample dated November 2015 and any further requirements of the County Archaeologist as a result of the above works.

Lighting

32. The angle tilt of the luminaires on the proposed lighting as shown on drawing P3206-E-00-1010 Rev C, External Lighting LUX level Plan dated 29/01/16, shall be fixed in the horizontal position.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
4. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
5. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
6. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
7. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies DPD February 2009.
8. To ensure that the development does not prejudice highway safety, nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework 2012 and Policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
9. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
10. To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and biodiversity and contribute to the character of the local area in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
11. To ensure protection of the trees in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
12. To ensure protection of the trees in accordance with Policy EN1 and EN8 of the Spelthorne Core Strategy and Policies DPD 2009.
13. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change.
14. To ensure that the proposal has fully considered system failure in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
15. To ensure the drainage design meets the technical standards in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.

16. To ensure that the construction works do not compromise the functioning of the Sustainable Drainage System in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
17. To ensure the Sustainable Drainage System complies with the technical standards in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
18. To protect the development from flooding in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
19. To protect the development from flooding in accordance with Policy LO1 of the Spelthorne Core Strategy and Policies DPD 2009.
20. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
21. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
22. To protect the amenities of future residents and the environment of potentially harmful substances in accordance with Policies SP6 and EN15 of the Spelthorne Borough Core Strategy and DPD 2009.
23. To ensure the protection of neighbouring properties in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
24. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN11 of the Spelthorne Core Strategy and Policies DPD 2009.
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28. To ensure the protection of neighbouring properties in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
29. To ensure the protection of neighbouring properties in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
30. To ensure that the external appearance of the building is satisfactory in accordance with Policy EN1 of the Spelthorne Core Strategy and Policies DPD 2009.
31. To ensure that any archaeological remains are preserved in accordance with Policy BE25 of the Spelthorne Borough Local Plan 2001.
32. To ensure the protection of neighbouring properties in accordance with Policies EN1 and EN13 of the Spelthorne Core Strategy and Policies DPD 2009.

Informatives:

1. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
2. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.
4. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present
5. The applicant is advised that under the Thames Region Byelaws 1981 and Water Resources Act, any works in, over, under or within 8 metres of a main river require flood defence consent from the Environment Agency or if the proposal is to discharge into the main river as part of the final drainage design.
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The Applicant / Landowner is reminded of their rights and responsibilities of riverside ownership 'Riparian Landowner', set out in the document titled 'Living on the Edge'. This document can be viewed via the following link:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/454562/LIT_7114.pdf.