

<p>Reference: 16/00406/TBC</p>	<p>Site: Riverside Business Centre Fort Road Tilbury Essex RM18 7ND</p>
<p>Ward: Tilbury Riverside And Thurrock Park</p>	<p>Proposal: An expansion to include the provision of 20 no. New business units and associated car parking</p>

Plan Number(s):		
Reference	Name	Received
PL112	Drawing	4th April 2016
PL113	Drawing	4th April 2016
PL114	Drawing	4th April 2016
PL115	Drawing	4th April 2016
A2303 (PL01)	Drawing	4th April 2016
PL104	Elevations	4th April 2016
PL106	Location Plan	4th April 2016
PL102	Elevations	4th April 2016
PL109	Drawing	4th April 2016
2001 (PL01)	Proposed Floor Plans	4th April 2016
PL100	Other	4th April 2016
PL110	Drawing	4th April 2016
PL101	Site Layout	4th April 2016
PL103	Elevations	4th April 2016

The application is also accompanied by:

- Design and Access Statement
- Archaeology Desk Based Report
- Client Supporting Statement
- Flood Risk Assessment
- Energy Statement
- External Lighting Report
- Flood Risk Assessment Addendum
- Generic Risk Assessment
- Preliminary Ecological Assessment
- Preliminary Invertebrates Assessment
- Preliminary Risk Assessment Ground Investigation V1A
- Preliminary Risk Assessment Ground Investigation V1B

<ul style="list-style-type: none"> - Preliminary Risk Assessment Ground Investigation V1C - Reptiles Survey - Records Search - Stakeholder Engagement Report - Traffic Assessment Report 	
Applicant: Thurrock Council	Validated: 7 April 2016 Date of expiry: 7 July 2016
Recommendation: Deemed to be granted, subject to conditions.	

This application is scheduled for determination by the Council’s Planning Committee because the application has been submitted by the Council, who is acting as agent for the application and is the landowner, (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council’s constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the construction of single detached building hosting 20 new business units with a mix of B1(c), B2 and B8 uses. The building would measure 6m in width, 68m in length with an overall height of 6m. The proposal includes the reconfiguration of existing parking areas to provide additional parking to meet the requirements of the new and existing business units.
- 1.2 Thurrock Council’s Enterprise Hubs Programme was approved by Cabinet in July 2014. The provision of enterprise units - well-designed flexible workspace with flexible terms - is a key part of the Council’s Regeneration Strategy which seeks to support economic growth and create employment opportunities.
- 1.3 The lack of suitable accommodation for new and small businesses is recognised as one of the barriers to growth. As such, Thurrock Council is actively developing a broad range of Enterprise Units across the Borough. As well as strengthening the local economy, these Enterprise Units provide a revenue stream which is used to meet savings targets and support a range of regeneration activities across the Borough.

2.0 SITE DESCRIPTION

- 2.1 The site is a roughly triangular shaped area with the existing L-shaped business centre located to the southwestern half of the site with car parking to the north-eastern half of the site. Access is taken from Fort Road to the immediate west.

The building would be located immediately behind the existing centre on an area that is currently used for car parking.

- 2.2 Tilbury Fort lies 40 metres to the East, and the River Thames lies 90m to the south. To the west and north, there are areas of hardstanding, used by the Maritime Transport Vehicle depot and the Fortress Distribution Park.
- 2.3 There is a ditch network around the Centre and Development Site, though not directly adjacent to it. The site is located in Flood Risk Zone 3.

3.0 RELEVANT HISTORY

Reference	Description	Decision
02/01223/FUL	Construction of Enterprise Workshop Units, Studios and Offices	Approved

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council’s web-site at: www.thurrock.gov.uk/planning/16/00406/TBC

4.2 PUBLICITY:

The application has been publicised by the display of site notices, a newspaper advertisement and consultation with neighbouring properties.

- 4.3 Four letters of objection have been received from tenants at the business centre raising the following concerns:

- parking within the site;
- manoeuvring vehicles within the site; and
- condition of local access roads.

4.4 ENVIRONMENT AGENCY:

No objection, subject to conditions.

4.5 ESSEX COUNTY COUNCIL – ARCHAEOLOGY:

No objection, subject to conditions.

4.6 HISTORIC ENGLAND:

No objections.

4.7 ENVIRONMENTAL HEALTH:

No objection, subject to conditions.

4.8 FLOOD RISK MANAGER:

No objection, subject to conditions.

4.9 HERITAGE ADVISOR:

No objection, subject to conditions.

4.10 HIGHWAYS:

No objections, subject to conditions

4.11 LANDSCAPE AND ECOLOGY:

No objection, subject to conditions.

4.12 EMERGENCY PLANNER:

No objection, subject to conditions.

5.0 POLICY CONTEXT**5.1 National Planning Policy Framework**

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals.

1. Building a strong, competitive economy
4. Promoting sustainable transport
7. Requiring good design
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment.

5.2 Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Determining a planning application
- Flood Risk and Coastal Change
- Natural Environment
- Planning obligations
- Renewable and low carbon energy
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions

5.3 Local Planning Policy

Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The Adopted Interim Proposals Map shows the site as a Primary Industrial and Commercial Area where policies CSSP2 (Sustainable Employment Growth) and CSTP6 (Strategic Employment Provision) apply. Policy CSSP2 states that the Council will promote and support economic development in the Key Strategic Economic Hubs that seeks to expand upon their existing core sectors and/or provide opportunities in the growth sectors. Policy CSTP6 states that the Council will safeguard existing Primary and Secondary Industrial and Commercial land and premises in, or last used for employment purposes, where it is required to maintain a sufficient supply of employment land in the Plan period. The following Core Strategy policies also apply to the proposals:

SPATIAL POLICIES

- CSSP2: Sustainable Employment
- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock¹

THEMATIC POLICIES

- CSTP6: Strategic Employment Provision
- CSTP19: Biodiversity
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Addressing Climate Change²
- CSTP26: Renewable or Low-Carbon Energy Generation²
- CSTP27: Management and Reduction of Flood Risk²

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity²
- PMD2: Design and Layout²
- PMD4: Historic Environment
- PMD7: Biodiversity, Geological Conservation and Development²
- PMD8: Parking Standards³
- PMD10: Transport Assessments and Travel Plans²
- PMD12: Sustainable Buildings²
- PMD13: Decentralised, Renewable and Low Carbon Energy Generation
- PMD15: Flood Risk Assessment²
- PMD16: Developer Contributions²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

5.5 Draft Site Specific Allocations and Policies DPD

This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues and Options’ was the subject of a further round of consultation during 2013. The application site is allocated as ‘Land for Primary Industrial and Commercial Employment’ within both of these draft documents. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February 2014 meeting of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough’s Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy ‘Broad Locations & Strategic Sites’ to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the ‘parking’ of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan. The Council is currently undertaking consultation on the Local Plan Issues and Options (Stage 1).

6.0 ASSESSMENT

6.1 The principle issues for consideration of this application are:

- i. Development plan designation and principle of development
- ii. Design and relationship of development with surroundings
- iii. Heritage impacts
- iv. Access and parking
- v. Landscape and ecology
- vi. Drainage and Flood risk
- vii. Contaminated land
- viii. Infrastructure

I. DEVELOPMENT PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT

6.2 The land to which the application relates is designated as Primary Industrial and Commercial Area where policies CSSP2 (Sustainable Employment Growth) and CSTP6 (Strategic Employment Provision) apply. The Council’s Economic Development Strategy and the adopted Core Strategy identify Tilbury as a growth hub where economic growth and regeneration will be concentrated to address key challenges including the need to provide for a varied business offer and employment opportunities.

- 6.3 The Tilbury Riverside Business centre is an important part of the Council's offer of accommodation for small businesses in the Borough. The recent opening of the former Magistrates court as a business centre in Grays and the proposed extension of the Tilbury Riverside Centre are part of a growing portfolio of business accommodation that the council is providing to meet the needs of businesses based in Thurrock.
- 6.4 Spatial Policy CSSP2 of the adopted Core Strategy identifies the role of Tilbury in providing for economic growth and identifies the expansion of the Tilbury Riverside Business Centre as a Flagship Development and this is reinforced by Thematic Policy CSTP6. The development is therefore supported in principle by the Council's Economic Development Strategy and the current adopted Local Plan. The Council's adopted vision for Tilbury recognises the need for the Council to work with a range of stakeholders to address a wide range of issues, an important one being employment and the quality of jobs available to local people; the expansion of the Tilbury Riverside Business Centre is one of a range of projects aimed at delivering the vision and as such there are no land use objections to the proposal.

II. DESIGN AND RELATIONSHIP OF DEVELOPMENT WITH SURROUNDINGS

- 6.5 The building would be of a modern design featuring shallow pitched roofs and parapet; the walls would be finished in timer cladding and the roof would be light grey with circular opening rooflights screened behind the parapets.
- 6.6 The site is a roughly triangular shaped area with the existing L-shaped business centre located to the south-western half of the site with car parking to the north-eastern half of the site. Access is taken from Fort Road to the immediate west. The building would be located immediately behind the existing centre on an area that is currently used for car parking. Car parking would be extended to the east and the areas for car parking and the servicing of the workshops would be to the rear and east of the buildings and not exposed from public vantage points. The south elevation of the building would face towards the existing business centre. Areas of glazing are proposed on the widest elements of the building in the north and south elevations.
- 6.7 Overall, the design and external appearance of the building is considered to be of a satisfactory standard for a site of this nature and would complement the existing business centre. The proposal would comply with Policies PMD1 and PMD2 with regard to scale, mass, appearance and design.

III. HERITAGE IMPACTS

- 6.8 Core Strategy Policy PMD4 Historic Environment recognises the archaeological, architectural and historic heritage that exists in Thurrock and seeks to preserve and enhance those assets for the benefit of future generations by controlling development which might affect their fabric or setting.
- 6.9 Several heritage assets are located nearby the application site. Tilbury Fort is located to the immediate east of the site. The site is as an outstanding example of a late seventeenth century fort, which retains its original layout. It is a Scheduled Monument and the 1772 Officers Barracks are grade II* listed. To the southeast of

the application site is the Worlds End Public House, which is grade II listed.

- 6.10 To the southwest the River Station was constructed in 1924 as a combined railway station, baggage hall, ticket office and floating pontoon, serving as London's cruise liner terminal. The buildings are grade II* listed.
- 6.11 The Council's Heritage Advisor and Historic England have been consulted on the proposals. The Council's Heritage Advisor has commented that the position of the proposed building set at the centre of the site means that key views from the adjacent heritage assets would not significantly change. The water meadow setting to Tilbury Fort is a significant feature, but the application site makes a limited contribution to its setting, as it was not directly associated with the series of defensive moats surrounding the fort or its strategic surveillance of the eastern approach.
- 6.12 Historic England has commented that the industrial setting would move marginally closer towards Tilbury Fort, but as seen in the existing industrial context and due to its subservient form would not adversely affect its setting. Likewise the Riverside Station and the Worlds End would not be adversely affected. The Council's Heritage Advisor and Historic England raise no objections to the development on heritage grounds subject to conditions relating to materials, landscaping and boundary treatments.

IV. ACCESS AND PARKING

- 6.13 The proposal seeks to provide a total of 145 parking spaces, including 8 disabled accessible spaces, for the development and existing business centre. At present there are 98 parking spaces available, including 6 disabled accessible spaces. The level of parking provision is considered to be acceptable and no objection is raised by the Council's Highway Officer.

V. LANDSCAPING AND ECOLOGY

- 6.14 The Council's Landscape and Ecology Advisor considers that the development would not have significant adverse effects on the landscape setting or visual amenity.
- 6.15 With regard to ecological matters, the site contains a small area (0.2ha) of unmanaged grass and scrub that is considered to be of value at a local level and the site has been found to contain low populations of adder and common lizard, both of which are species protected under the Wildlife and Countryside Act 1981.
- 6.16 The Reptile Survey report accompanying the application recommends that the reptiles are translocated off-site. The Council's Landscape and Ecology Advisor agrees that the adjacent fields are not suitable receptors and therefore it is recommended that the reptiles are translocated to a suitable Essex Wildlife Trust site such as Thameside Nature Park. The details of the reptile translocation could be dealt with by suitable planning condition.
- 6.17 In conclusion with landscape and ecological matters, the Council's Landscape and

Ecology Advisor raises no objections, subject to conditions, and the development would comply with the landscape and ecology objectives identified under Policies PMD2 and CSTP19.

VI. DRAINAGE AND FLOOD RISK

- 6.18 The site lies within tidal Flood Zone 3a, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for a new single building of 20 units, use classes B1(c), B2 and B8, which is classified as a 'less vulnerable' development in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. The application is therefore required to pass the Sequential Test and to be supported by a site-specific flood risk assessment. The Environment Agency raises no objections on flood risk grounds and is satisfied with the Flood Risk Assessment submitted.
- 6.19 The site benefits from the presence of flood defences, which defend Purfleet, Grays and Tilbury to a 1 in 1000 annual probability standard of protection. The site is also influenced by the Thames Estuary 2100 Plan. The Council's Emergency Planner has raised no objections to the development subject to the securing of a detailed Site Specific Flood Warning and Evacuation Plan (FWEP) via planning condition which must be maintained for the lifetime of the development.

VII. CONTAMINATED LAND

- 6.20 The Environment Agency has raised no objections to the development subject to specific contaminated land and drainage conditions. The Council's Environmental Health Officer concurs with this view and has advised that it would be prudent to keep a watching brief for any unforeseen contamination during ground works. If any such contamination is encountered then an intrusive investigation would be required a further risk assessment and remediation strategy should be submitted to the Local Planning Authority should the risk assessment and investigation prove it necessary. Appropriate conditions have been included within the recommendation.

VIII. INFRASTRUCTURE

- 6.21 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development; the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The Policy states that the Council will seek to ensure that development contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.29 Changes to Government policy in April 2015 mean that the Council can no longer use a tariff based approach to s106 (as was the case with the former Planning Obligation Strategy). Consequently, the Council has developed an Infrastructure Requirement List (IRL) that identifies specific infrastructure needs on an area basis. Given that the proposals seek to provide small business units at the existing Enterprise Centre, supported by the Council's Economic Development Strategy, and access arrangements would not change and there are no highway objections, it is not considered that there is a justification for a highways contribution.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The development of 20 business units for B1(c), B2 and B8 uses within the existing Tilbury Enterprise Centre site would comply with the primary employment and commercial land use designation for the site and would be acceptable. Consequently, there are no objections to the principal of the land use. Subject to appropriate planning conditions there are no objections to the proposals on the grounds of flood risk, ecology, ground conditions, parking, impact on amenity, design or impact on landscape.

8.0 RECOMMENDATION

8.1 It is recommended expressly for the purpose of Regulation 3 of the Town and Country Planning General Regulations 1992, permission be deemed to be granted for the above development, subject to compliance with the following:

Condition(s):

Time Limit

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Accordance with Plans

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

Plan Number(s):		
Reference	Name	Received
PL112	Drawing	4th April 2016
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PL115	Drawing	4th April 2016
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PL106	Location Plan	4th April 2016
PL102	Elevations	4th April 2016
PL109	Drawing	4th April 2016
2001 (PL01)	Proposed Floor Plans	4th April 2016
PL100	Other	4th April 2016
PL110	Drawing	4th April 2016
PL101	Site Layout	4th April 2016

PL103

Elevations

4th April 2016

Reason: For the avoidance of doubt and in the interest of proper planning.

Samples of Materials

- 3 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, before any part of the development is commenced.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policy PMD2 of the Thurrock LDF Core Strategy and Policies for Management of Development 2011.

Contaminated Land

- 4 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local 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 results of the site investigation and detailed risk assessment referred to in (2) 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.

4) 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 (3) 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 express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby

watercourses, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121).

Remediation Strategy

- 5 No occupation of any part of the permitted development shall take place until a verification report demonstrating 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. 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, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby watercourses, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121).

Monitoring of Contamination

- 6 No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby watercourses, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121).

Unforeseen Contamination

- 7 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 the

developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby watercourses, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121).

Surface Water Drainage

- 8 No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby watercourses, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121).

Piling

- 9 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0501bitt-e-e.pdf>

Reason: Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

Drainage

- 10 Prior to any commencement of development on site details shall be submitted to and approved in writing by the Local Planning Authority regarding the pre and post development runoff rates and evidence confirming approval for proposed discharge destination.

Reason: The proposed development is located in an Area of Critical Drainage and therefore as a predeveloped site is required to return runoff rates to greenfield levels in accordance with CS Policies CSTP27 and

PMD15.

Archaeological Investigations

- 11 No development or preliminary groundworks of any kind shall take place until the applicant 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 by the planning authority.

Reason: To ensure that investigation and recording of any remains takes place prior to commencement of development in accordance with Policy PMD4 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Construction Management Plan

- 12 Prior to the commencement of the works subject to this consent hereby approved, a Construction Management Plan and Waste Management Plan shall be submitted to and agreed in writing prior to the commencement of the works hereby approved. The details shall include;

- I. Details of measures to minimise fugitive dust, including wheel washing, during construction demolition and stockpiling of materials;
- II. A Waste Management Plan;
- III. Details of any security lighting or flood lighting proposed including mitigation measures against light spillage outside the site boundary;
- IV. Details of crushing and/or screening of demolition and excavation materials including relevant permits;
- V. Contingency plan, remediation scheme and risk assessment for any unforeseen contamination found at the site;
- VI. Details of measures to minimise noise and vibration during construction and demolition to comply with the recommendations (including those for monitoring) set out in Parts 1 and 2 of BS5228:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'.
- VII. Details of any piling methodology to be used;

Once submitted to and agreed in writing by the Local Planning Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not cause pollution in accordance with Policy PMD 1 of the Core Strategy and in accordance with NPPF.

Hours of Work

- 13 No demolition, building work or deliveries shall be carried out before 8am or after 6pm on Mondays to Fridays or before 9am or after 1pm on Saturdays and not at all on Sundays or Bank Holidays. If impact piling is proposed the hours of piling should be further limited to 9am to 5pm Monday to Fridays.

Reason: In the interests of the amenity of surrounding occupiers

Hard and Soft Landscaping Plan

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No construction works in association with the erection of the dwellings hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (b) Finished levels and contours;
- (c) Means of enclosure and boundary treatments;
- (d) Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including any private cycle store, signs and lighting);
- (e) External surface material for parking spaces, pedestrian accesses.
- (f) Tree protection measures and details of the proposed management of the retained trees and hedges
- (g) Any preserved trees which it is proposed to remove and their suitable replacement elsewhere within the site

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge 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: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy.

Biodiversity Management Plan

15

Prior to the [demolition of existing building[s] / commencement of development / site clearance], a 'Biodiversity Management Plan' shall be submitted to, and approved in writing by, the local planning authority. The Biodiversity Management Plan shall be based upon the details proposed within the Method Statement included in the invertebrate assessment accompanying the planning application and shall include details of:

- I. phasing of operations;
- II. the further survey work undertaking [including a further reptile and invertebrate surveys], the methodology, timing and findings of these

- surveys and how they have informed the measures outlined in the Biodiversity Management Plan;
- III. methodologies for translocation of protected species [where relevant];
 - IV. suitable receptor areas together with evidence produced by an ecologist that the receptor areas are capable of supporting the population displaced;
 - V. the methods for the protection of existing species in situ [where relevant];
 - VI. any seeding, planting and methods to promote habitat creation and establishment or habitat enhancement;
 - VII. general ecological mitigation applying to the program of construction works;
 - VIII. an assessment of the works required for management and who will undertake such works,
 - IX. a monitoring programme in accordance with the Method Statement.

The Biodiversity Management Plan shall be implemented in accordance with the approved plan and timescale. Any translocation undertaken shall be verified in writing to the local planning authority by an independent qualified ecologist within 28 days of undertaking the translocation.

Reason: To ensure effects of the development upon the natural environmental are adequately mitigated in accordance with Policy PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

Parking Layout

- 16 Prior to the commencement of development details of the road[s] / footway[s] / visibility splay[s] / accesses / turning space[s]] shall be submitted to and agreed in writing with the local planning authority. The details to be submitted shall include plans and sections indicating design, layout, levels, gradients, materials and method of construction. The road[s] / footway[s] / visibility splay[s] / accesses / turning space[s]] shall be constructed in accordance with the agreed details.

Reason: In the interests of highway safety and amenity in accordance with policy PMD2 of the Thurrock Core Strategy and Policies for the Management of Development DPD [2011].

Car Parking

- 17 Prior to the commencement of development details of [loading / unloading areas / turning spaces / vehicle parking] shall be submitted to and agreed in writing with the local planning authority. The development shall be constructed in accordance with the agreed details prior to the first operational use and shall thereafter be permanently retained for such purposes.

Reason: To ensure that adequate provision is made for the [loading / unloading / turning / parking of vehicles] in the interests of highways safety in accordance with Policy PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development

DPD [2011].

Cycle Parking

- 18 Prior to the first operational use of the development hereby approved details of the number, size, location, design and materials of secure and weather protected cycle parking facilities to serve the building[s] hereby permitted shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed on site prior to the first occupation of the building[s] / site hereby permitted and shall thereafter be permanently retained for sole use as cycle parking for the users and visitors of the development.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

Refuse and recycling

- 19 Prior to the commencement of development the detailed design of structures for the storage of refuse and recycling containers to serve the business centre buildings shall be submitted to, and agreed in writing by, the Local Planning Authority. Provision of refuse containers and the structures to secure those containers shall be made in accordance with the standard prevailing at the time of detailed design submission. The refuse stores and containers shall be provided in strict accordance with the approved details prior to the first occupation of the new business building. Thereafter, refuse stores shall be permanently retained in the approved form.

Reason: To ensure suitable provision is made for the storage of refuse and recyclables, in the interests of amenity and sustainability

FWEP

- 20 Prior to the [first operational use / occupation] of any building located within Environment Agency Flood Zones 2 and 3, as detailed on Figure 2 Flood Defence Extent of the submitted Flood Risk Assessment – Addendum, Frankhams Consultancy Group Ltd, dated 22/01/2016 or as detailed in any subsequent amendment to the extent of these Flood Zones published by the Environment Agency, a Site Specific Flood Evacuation and Emergency Response Plan for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Plan shall be operational upon first [use / occupation] of the development and shall be permanently maintained thereafter.

Reason: In order to ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

INFORMATIVE

Archaeological Advice

- 1 The applicant's attention is drawn to the letter from Essex County Council's Archaeology Team dated 21st April 2016 regarding archaeological investigations advice.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



