

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 10th February 2015
 Planning Application Report of the Planning and Development Manager**

Application address: Fairchild House, 21 Southampton Street			
Proposed development: Alterations and extensions to the existing building including two additional storeys to provide 30 studio flats for student accommodation above the existing building.			
Application number	14/01748/FUL	Application type	FUL
Case officer	Anna Lee	Public speaking time	15 minutes
Last date for determination:	27.01.2015	Ward	Bevois
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors	Cllr Burke Cllr Rayment Cllr Barnes-Andrews

Applicant: Millbank Southern LLP	Agent: Goadsby Planning & Environment
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Community Infrastructure Levy Liable	Yes
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered including the impact on the Carlton Crescent Conservation Area and the character of the area and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The Local Authority is also satisfied that the character and appearance of the area would be preserved. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012). Accordingly the proposal complies with policies CS4, CS6, CS13, CS14, CS15, CS16, CS18, CS19, CS20 and CS25 of the Core Strategy (2010) saved policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, SDP11, SDP13, SDP14, SDP16, HE1, HE3, HE6, CLT14, H1, H2, H7 and H13 of the Local Plan (2006), Policies AP8, AP9 and AP11 of the City Centre Action Plan (Draft January 2015 Emerging), Supplementary Planning

Document 'Residential Design Guide' (2006), 'Developer Contributions' (2013) and 'Parking Standards' (2011) and the National Planning Policy Framework (2012).

Appendix attached			
1	Adjacent Appeal Decision (16-18 Upper Banister Street)	2	Development Plan Policies

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:
 - i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPD relating to Planning Obligations (September 2013);
 - ii. Provision of affordable housing in accordance with Policies CS15, CS16 and CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013) or an occupation restriction to ensure that all residents are in full time higher education and that the provider is a member of the Southampton Accreditation Scheme for Student Housing (SASSH) (or equivalent) in accordance with Local Plan Policy H13(v);
 - iii. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;
 - iv. The submission and implementation of a Student Drop Off/Collection Management Plan committing to an ongoing review of the site;
 - v. An obligation to preclude future residents being issued with car parking permits;
 - vi. A Site Waste Management Plan;
 - vii. Provision of on-site CCTV coverage and monitoring in line with Policy SDP10 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS13 and CS25;
 - viii. The submission of a construction management plan to include off-site vehicles routes; and
 - ix. Student Travel Plan.
2. In the event that the legal agreement is not completed within two months of the Planning and Rights of Way Panel the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

3. That the Planning and Development Manager be given delegated powers to add, vary and/or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

1.0 Background

- 1.1 In December 2014 a prior approval application (LPA ref 14/01756/PA56) was granted to convert the existing office floorspace into 11 studio units under the allowances made within the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. This prior approval only related to the ground floor and not the first floor. This application for planning permission seeks to convert the first floor with the addition of additional floors.

2.0 The site and its context

- 2.1 The application site lies on the corner of Handford Place and Southampton Street and lies within the City Centre as defined by the current development plan and the emerging City Centre Area Action Plan (2015). It is located within the Carlton Crescent Conservation Area and the adjoining property to the south, No 32 Carlton Place, is a Grade II Listed Building. The immediate vicinity comprises a mix of both residential and commercial uses. A recent permission was granted (LPA ref: 14/01016/FUL) for the redevelopment of the site adjacent to this site, fronting Upper Bannister Street. The neighbouring planning permission for a four-storey building provides a ground floor commercial unit with 12 flats above and followed an unsuccessful appeal for a five storey building. A copy of the neighbouring appeal decision is appended to this report at **Appendix 1** as it gives a useful steer as to a suitable scale, given the local context.
- 2.2 The existing property is a two-storey red brick building which has previously been used for storage/workshop space on the ground floor (Use Class B8 and B1) with associated office space on the upper floor. A yard area with gated access onto Southampton Street is located to the side of the building.

3.0 Proposal

- 3.1 Full planning permission is sought to convert the first floor into residential accommodation and provide a two-storey extension with one floor within a mansard roof to provide further residential accommodation. In total 30 studio units are proposed (this does not include the units approved under the prior approval as they do not form part of this application). All floors are accessed via a central core within a secondary fire escape. It is proposed that the upper two floors are stepped in to provide a gap between this property and 16-18 Upper Banister Street next door.
- 3.2 A service area to the side of the building with access onto Southampton Street will provide two car parking spaces, a bin storage area and a secure cycle store. No private enclosed amenity area is provided for this development.
- 3.3 The proposal would be built in matching brickwork and dormer windows would be inserted in the slate mansard roof in order to optimise accommodation space within the building. The units are self-contained studio flats and shall be treated as such for planning purposes, albeit for a student use. A legal agreement will be

used to restrict open market occupation.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 2**.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

4.1 Application site

04/01387/FUL
15.08.05

Conditionally Approved

Conversion of the existing building to provide 21 no. residential units by the erection of a two storey extension to the south elevation and the addition of a fourth storey to the existing building.

06/00781/FUL
31.08.06

Conditionally Approved

-Conversion of 1st and 2nd floors to residential and erection of fourth storey to provide 14 units of accommodation.

14/01143/PA56

NO OBJECTION 05.09.2014

Application for Prior Approval for change of use of the ground floor from Offices (Class B1) to 6 x flats (Class C3)

14/01756/PA56

NO OBJECTION 12.12.2014

Application for Prior Approval for change of use of the ground floor from Offices (Class B1) to 11 x studio flats (Class C3)

4.2 As part of a wider site with 16-18 Upper Bannister Street

07/01692/FUL

Refused 21.01.2008

Redevelopment of the site. Demolition of the existing buildings and erection of a part five-storey and part six-storey building to provide ground floor offices and 60 flats.

08/00450/FUL
dismissed

Refused 04.07.2008 and appeal

Redevelopment of the site. Demolition of the existing buildings and erection of a part five-storey and part six-storey building to provide ground floor offices and 60 flats (Resubmission).

**08/00512/CAC
dismissed**

Refused 04.07.2008 and appeal

Demolition of 16-18 Upper Banister Street and 21 Southampton Street.

**13/00189/FUL
dismissed**

Refused 20.06.2013 and appeal

2, A3, B1, D1/D2) with 14 flats above (3 x 1-bed, 9 x 2-bed and 2 x 3-bed).
(Submitted in conjunction with 13/00190/CAC)

**13/00190/CAC
dismissed**

Refused 26.06.2013 appeal

Partial demolition of existing building in connection with alterations and extensions to provide a five-storey building with a ground floor commercial unit and 14 flats above (submitted in conjunction with planning application reference 13/00189/FUL).

4.3 16-18 Upper Bannister Street (next door)

**14/01016/FUL
02.12.2014**

Conditionally Approved

Alterations and additions to the existing building to provide a four-storey building with a ground floor commercial unit (Use Classes A1/A2/A3/B1/D1/D2) and 12 flats above (3 x 1 bed and 9 x 2 bed).

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (07.11.2014) and erecting a site notice (04.11.2014). At the time of writing the report **6** representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 Noise and disturbance and intensification of students Response

Every application does have an impact on the neighbouring properties to some degree but no objection has been raised from Environmental Health Officers on these amenity grounds. It is a city centre location where there is an established mix of uses with the necessary infrastructure to support them. The site is within an identified late night zone where existing student accommodation has already been approved (see the 64 bed spaces approved and built at Carlton House for example – LPA ref: 12/00520/FUL) . It could also be argued that having students living close to the late night economy may reduce late night disturbance caused by people dispersing from the area after a night out. The principle of the proposed use is acceptable in those terms.

5.3 Height of the proposed development Response

The adjoining property has planning permission for a four storey building and this proposal would be similar in height. It is judged to be an acceptable height for this part of the city as agreed by officers in the Historic Environment team.

5.4 **The proposal results in insufficient car parking to serve the development and highway safety issues**

Response

The proposal provides two car parking spaces (which will assist with the building's servicing and at the start and end of term. The proposed S.106 legal agreement will be used to restrict any car parking permits being issued so students will be unable to park within the vicinity. As the site's car parking provision is low the chances of the proposal having an impact on highway safety is unlikely. Highway Officers have not objected to this scheme.

Consultation Responses

5.5 **SCC Highways** - No objection Raised

This advice has been given on the basis that a legal agreement will secure a student arrival/departure management plan and refuse management plan. Conditions are suggested to include details of cycle storage, wheel cleaning and a construction management plan.

Officer comments

These conditions have been recommended as part of this report and the student management plan and waste management plan are included in the S106 heads of terms.

5.6 **SCC Historic Environment/Archaeology** – No objection Raised

The only issue to comment on is the potential impact on any archaeological deposits. Details of new services and any groundworks are required and therefore a condition is recommended to secure this.

5.7 **SCC Sustainability Team** – No objection. Suggests conditions to secure code level 4 and the provision of a green roof.

5.8 **SCC Environmental Health (Contaminated Land)** No objections at this stage subject to conditions restricting the risk of land contamination being imposed.

5.9 **SCC Ecology** – No objection Raised

The application site consists of a building and area of hard standing which have negligible biodiversity value. The building is relatively modern and appears to be in good condition with very limited opportunities for bat access. In addition, the surrounding area has little suitable foraging habitat and high levels of night time illumination. The likelihood of bat roosts being present is therefore negligible. No objection is raised to this planning application.

5.11 **Southern Water** – No objection subject to an informative requiring connection to the public sewerage system.

6.0 Planning Consideration Key Issues

- 6.1
- Principle of Development and Density
 - Design and Amenity
 - Highway Issues
 - Development mitigation

6.2 Principle of Development and Density

The application site is not an allocated site within the Council's Development

Plan, but it is located within an area with other residential and commercial premises. The proposal provides student units and the proposed residential density of the development is 617 dwellings per hectare which, although high, complies with the density set out in policy CS5 for the city centre and is provided within a building that is consistent with the character of the area. The NPPF introduces a presumption in favour of sustainable housing development. The site footprint is not going to increase, having regard to the planning history of the site, and the principle of residential development is considered to be acceptable. Furthermore, the introduction of additional student accommodation assists in meeting a need generated by the City's universities and, in theory, reduces the burden on the city's family housing stock as fewer HMOs are required.

6.3 Design and Amenity

The proposed development needs to be assessed in terms of its design, particularly the impact that the proposed mansard roof addition and external alterations will have on the Southampton Road and Upper Bannister Road street scene and the wider Carlton Crescent Conservation Area in which the site is located. The mansard roof addition and finishing details are similar to approved schemes within Upper Bannister Street. The introduction of the proposed four-storey building instead of the existing two-storey building will not adversely affect the character of the street scene and the Carlton Crescent Conservation Area. The scale and massing of development is similar to the adjacent approved development at 16-18 Upper Bannister Street and generally respects the scale, character and appearance of established development within the immediate and surrounding street scene. The external palette of materials will be contrasting buff brick and hung slate tiles to the mansard to mimic nearby development. As such the development is considered to preserve the character of the conservation area and is consistent of the requirements of Policy CS14.

6.3.1 The current building is an unattractive 1970's red brick building. By developing this property and bringing it back into beneficial use, the proposal will directly add to and improve the residential environment in the immediate vicinity. The upper floors of the proposed building have been set back from a distance of approximately 4.4m from the party wall with 16-18 Upper Bannister Street, in order to provide light into corridors at the second and third floors. This is considered an acceptable design solution in order to prevent loss of amenity to future occupiers of the adjoining property. There are windows at the third floor level at 16-18 upper Bannister Street which are proposed to be obscured glazed within the approved scheme so loss of privacy is not an issue.

6.3.2 Adjacent is 32 Carlton Place (historically a riding school), which is a listed building that is set further forward than the application building. The impact on this property has formed part of the Inspector's decision into the considerations of an earlier scheme on the adjacent site, when a comprehensive scheme comprising both sites was dismissed due to the proposed increase in height adjacent to the building. However, this was for a tall scheme to a height of five storeys (with rooms in the roof at the fifth floor) and it is important to note that the proposed height is of four storeys, which is similar to the approved scheme on the next door site. Due to the planning history of the site in terms of the approval and the design mitigation offered by the next door scheme the impact on the listed

building is not detrimental enough to warrant a reason for refusal.

- 6.3.3 Overall, it is considered that the proposal will not have any adverse impact upon neighbouring amenity or the amenity of the surrounding businesses, and the character and appearance of the Carlton Crescent Conservation Area will be preserved.
- 6.3.4 There is no requirement for external amenity space for student accommodation but it is important to provide a break out area and as none is provided internally, the yard area to the front does provide some space albeit small. It is not an ideal location but the site is located within the city centre and is in close proximity to the local parks. With respect to the accommodation provided it is acceptable as all rooms have an outlook and adequate light. The main access to the accommodation is in the same location for an area of this nature. It is a shame there is no defensible space at the entrance as it is back of pavement but that is due to it maintaining the existing footprint and the prior approval regime which allows for existing offices to be converted. The site is located within the London Road, Bedford Place night time zone as defined in the adopted Local Plan and repeated within the draft City Centre Action Plan. However it does not front a major pedestrian route and is not located in close proximity to any late night uses. The provision of residential accommodation is compatible with nearby residential accommodation notably at 19-22 Upper Bannister Street, 30 Carlton Place and the approved scheme at 16-18 Upper Bannister Street.

6.4 Highway issues

The site lies within an area of a controlled car parking zone and a S106 legal agreement can be used to restrict future occupiers from being granted parking permits. The applicant has submitted a parking survey, although the survey does not provide all the information necessary it is clear that spaces are available within the vicinity. It is unlikely that any overspill from visitors will detrimentally alter the character of the area as the parking in the area is restricted via varying parking restrictions and residents are less likely to bring a car to the city if they know they will have difficulty parking it and when they find a space it is remote from their flat and less secure than would otherwise be the case.

- 6.4.1 With respect to the cycle and refuse storage this has been provided within the yard area fronting Southampton Street, these facilities are to be secured by suggested conditions. No Highways objection has been raised to the proposal on parking or highway safety grounds. As shown the gates to the parking area open across the spaces and need further though; a planning condition is suggested.

6.5 Development Mitigation

- 6.5.1 As with all major development the application needs to address and mitigate the additional pressure on the social and economic infrastructure of the city, in accordance with Development Plan policies and the Council's adopted Planning Obligations SPD (2013). Given the wide ranging impacts associated with a development of this scale, an extensive package of contributions and obligations is proposed as part of the application. In addition the scheme triggers the Community Infrastructure Levy (CIL).

6.5.2 The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution of £172 per unit has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. This application seeks car free student accommodation of single person occupation where the impacts on the SPAs will be negligible and, as such, no SDMP contribution is necessary and the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) have been met.

7.0 Summary

7.1 Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers, the nearby commercial activity or to the character and appearance of the area. The proposals are consistent with adopted local planning policies.

8.0 Conclusion

8.1 By securing the matters set out in the recommendations section of this report by the completion of a Section 106 Legal the application is therefore recommended for approval subject to appropriate conditions.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d),4(f), 4(qq), 6(c), 7(a), 9(a), 9(b).

ARL for 10/02/15 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition]

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins accessible with a level approach shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential / commercial purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

04. APPROVAL CONDITION - Cycle storage facilities [Pre-Commencement Condition]

Adequate cycle storage facilities to conform to the Local Planning Authorities standards shall be submitted to and be approved in writing by the Local Planning Authority and be provided within the site before the development hereby permitted commences and such storage shall be permanently maintained for that purpose.

Reason:

To prevent obstruction to traffic in neighbouring roads and to encourage cycling as an alternative form of transport.

05. APPROVAL CONDITION - Archaeological Works [Pre-Commencement Condition]

If the development involves any ground works/works below the existing slab, no development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. In any event the developer shall provide written confirmation on this issue prior to the commencement of any site works.

Reason:

To ensure that the archaeology of the site is properly investigated.

06. APPROVAL CONDITION - Dormer Window Detail [Pre-commencement Condition]

Detailed drawings of the dormer windows at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The approved scheme shall be implemented in accordance with the approved plan.

Reason:

To secure a satisfactory form of development.

07. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

08. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

09. APPROVAL CONDITION - Green Roof Scheme [Pre-Commencement Condition]

A detailed feasibility study, including a specification, for a green roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the development hereby granted consent. The green roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained and maintained thereafter.

Reason:

To reduce flood risk and manage surface water run-off in accordance with core strategy policy CS20 (Tackling and Adapting to Climate Change) and CS23 (Flood risk), combat the effects of climate change through mitigating the heat island effect in accordance with policy CS20, enhance energy efficiency through improved insulation in accordance with core strategy policy CS20, promote biodiversity in accordance with core strategy policy CS22 (Promoting Biodiversity and Protecting Habitats), contribute to a high quality environment and 'greening the city' in accordance with core strategy policy CS13 (Design Fundamentals), and improve air quality in accordance with saved Local Plan policy SDP13.

10. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

11. APPROVAL CONDITION - Use of uncontaminated soils and fill [Performance Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

12. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason:

To avoid undue congestion on the site and consequent obstruction to access.

13. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use Condition]

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

Reason:

In the interests of highway safety.

14. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

15. APPROVAL CONDITION – Parking area

The parking area shown on d.design plan ref: 03A shall be amended, submitted and approved prior to the commencement of development so that the external gate does not open across the proposed parking spaces. The security gate is to be reprovided in a more practical location and implemented in accordance with the amended plans ahead of first occupation of the development hereby approved, after which it shall be retained as agreed. Furthermore, the 2 parking spaces shown on the approved drawing shall not be

for used on a day to day basis by residents and shall, instead, be used to service the building and to support the student arrivals and collections at the start and end of term.

Reason:

To secure a workable parking area, a secure site and to discourage students from bringing their cars to university and parking on the site.

16. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Note to applicant - PUBLIC SEWERAGE SYSTEM

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Note to Applicant - Community Infrastructure Liability (Approval)

You are advised that the development appears liable to pay the Community Infrastructure Levy (CIL). Please ensure that you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/s-environment/policy/community-infrastructure-levy-guidance.aspx> or contact the Council's CIL Officer.

Note to Applicant - Pre-Commencement Conditions

Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

Note to Applicant - Performance Conditions

Your attention is drawn to the performance conditions above which relate to the development approved in perpetuity. Such conditions are designed to run for the whole life of the development and are therefore not suitable to be sought for discharge. If you are in any doubt please contact the Council's Development Control Service.