



Stantec
10, Queen Square
Bristol
BS1 4NT

Application No: 42/22/00007 SPH

Town and Country Planning Act 1990 (As Amended)

SEDGEMOOR DISTRICT COUNCIL hereby **GRANT PERMISSION** in respect of the application of: This is Gravity Ltd
as described in the plans and particulars received on 07/02/22

PARISH: Puriton

PROPOSAL: Variations of Conditions 2, 4, 5, 7, 9 & 13 of Planning Permission 42/11/00017 (Engineering works to facilitate the remediation including earthworks and the demolition of existing buildings) to facilitate the remediation including earthworks and the demolition of existing buildings.

LOCATION: Gravity, Woolavington Road, Puriton, Bridgwater, Somerset

PERMISSION IS GRANTED SUBJECT TO THE FOLLOWING CONDITION(S):

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 2 Within 500 metres of residential properties, the hours of working shall be limited to 8:00am to 6:00pm on Mondays to Fridays and no working on Saturdays, Sundays or Bank Holidays unless otherwise approved by the Local Planning Authority.

 Reason: To safeguard local residents from noise and disturbance during unsocial hours in accordance with Policies D24 and D25 of the adopted Sedgemoor Local Plan.

- 3 The development hereby permitted shall be implemented in accordance with the approved Construction & Transport Management Plan (332310102/4503/002 dated February 2022), unless otherwise agreed in writing by the Local Planning Authority.

 Reason: To safeguard the amenities of local residents and occupiers and to ensure safety on the highway in accordance with Policies D14, D24 and D25 of the adopted Sedgemoor District Local Plan.

- 4 The development hereby permitted shall be implemented in accordance with the approved Illustrative Landscape Masterplan (11-07-14 Rev E) and Tree Planting & Matrices plans (11-07-221 Rev C, 11-07-222 Rev B, 11-07-223 Rev B, 11-07-224 Rev B, 11-07-225 Rev B, 11-07-226 Rev C, and

11-07-227 Rev C), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of landscape preservation and in accordance with Policies D19 and D22 of the adopted Sedgemoor Local Plan.

- 5 The development hereby permitted shall be implemented in accordance with the approved written scheme of investigation Phase 1 Archaeological Evaluation Report (ref: 84300.03) prepared by Wessex Archaeology dated September 2012, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure due consideration is given to the preservation and recording of historic remains in accordance with Policy D26 of the adopted Sedgemoor Local Plan.

- 6 The development hereby permitted shall be implemented in accordance with the approved Ecological Mitigation Strategy and Management Plan (5106.EMSMP. vf3 dated August 2021) and the Note Pursuant to Ecological Mitigation Strategy and Management Plan (April 2022), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecological mitigation and protection in accordance with Policy D20 of the adopted Sedgemoor Local Plan.

- 7 All earthworks and remedial works shall be implemented in accordance with the approved Surface Water Management Strategy (332310102/4002 Rev A dated 19 January 2022), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain an adequate drainage system and ensure that flood risk is not increased in accordance with the National Planning Policy Framework and Policy D1 of the adopted Sedgemoor Local Plan.

- 8 Earthworks and remedial works shall be implemented in accordance with the approved site investigation reports, Contaminated Land Risk Assessment (BAE ref: B0045/05-R5-2); Remediation Options Study (BAE ref: B0045/05-R6-2); Remediation Implementation Plan (BAE ref: B0045-08-R1-3) and Groundwater Remediation Strategy (BAE ref: X0625-R5-2) as approved through the condition discharge process by LPA letter dated 13 June 2019.

Reason: To prevent pollution of controlled waters and ensure the appropriate remediation of the Site in accordance with Policy D24 of the adopted Sedgemoor Local Plan.

- 9 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, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To prevent pollution of controlled waters and ensure the appropriate remediation of the Site in accordance with Policy D24 of the adopted Sedgemoor

Local Plan.

- 10 All earthworks and remedial works shall be implemented in accordance with the approved Tree Root Protection Fencing plans (11-07-21 Rev D, 11-07-22 Rev D, 11-07-23 Rev D, 11-07-24 Rev D, and 11-07-25 Rev D), unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the areas to be landscaped and the existing trees and planting to be retained within the Site in accordance with Policies D19 and D22 of the adopted Sedgemoor Local Plan.

- 11 No system of public address, loudspeaker system or amplified music shall be operated within the Site without the prior written permission of the local planning authority.

Reason: To safeguard local residents from noise and disturbance in accordance with Policies D24 and D25 of the adopted Sedgemoor Local Plan.

Dated: 12/04/2022



Stuart Houlet

Address: BRIDGWATER HOUSE,
KING SQUARE, BRIDGWATER

Assistant Director - Inward Investment and
Growth

Schedule A - this decision is made in accordance with the following plans and documents

Location Plan Drg No. P001

Buildings & structures to be demolished Project B0045/08

Illustrative Landscape Masterplan Drg No. 11-07-14E

Tree Root Protection Fencing Sheet 1 Drg No. 11-07-21D

Tree Root Protection Fencing Sheet 2 Drg No. 11-07-22D

Tree Root Protection Fencing Sheet 3 Drg No. 11-07-23D

Tree Root Protection Fencing Sheet 4 Drg No. 11-07-24D

Tree Root Protection Fencing Sheet 5 Drg No. 11-07-25D

Discharge of Condition 5 Tree Planting & Matrices Area 1 Drg No. 11-07-221C

Discharge of Condition 5 Tree Planting & Matrices Area 2 Drg No. 11-07-222B

Discharge of Condition 5 Tree Planting & Matrices Area 3 Drg No. 11-07-223B

Discharge of Condition 5 Tree Planting & Matrices Area 4 Drg No. 11-07-224B

Discharge of Condition 5 Tree Planting & Matrices Area 5 Drg No. 11-07-225B

Discharge of Condition 5 Tree Planting & Matrices Area 6 Drg No. 11-07-226C

Discharge of Condition 5 Tree Planting & Matrices Area 7 Drg No. 11-07-227C

Proposed Newt Ponds 1 & 2 Drg No. 11-07-69B

A fee is payable from 1st September 2008 where a written request is made for the discharge or compliance with one or more conditions on the same permission. The fee is payable for each request and not for each condition. If when the development has been completed you apply for confirmation of compliance with a condition or conditions then a

separate fee will also be payable. Please see the Sedgemoor website www.sedgemoor.gov.uk/planning for more detailed information.

Site Notice - The Local Planning Authority is required to erect a Site Notice on or near the application site to advertise the development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Note(s) to Applicants:

Statement of Proactive Working

This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35 (2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, the Local Planning Authority has endeavoured to work proactively in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

Environmental Permitting

Dewatering is the removal/abstraction of water (including groundwater and surface water) in order to locally lower water levels near the excavation. This can allow operations to take place, such as building, engineering works or other operations, whether underground or on the surface.

The dewatering activities on-site could potentially have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. The activities may require an Environmental Permit from the Environment Agency unless a specific Exemption applies.

Further information on Environmental Permitting requirements available on gov.uk: Temporary dewatering from excavations to surface water - GOV.UK (www.gov.uk) . We would advise the developer contact the Environment Agency's National Permitting Service on 03708 506506 or by email enquiries@environment-agency.gov.uk for up to date advice on this matter before commencing works.

ADVISORY NOTES

1. Other Consents

This **planning permission** certificate relates solely to the planning application submitted (including any amendments) and it may be necessary for other consents to be obtained, such as

- **Building Regulations Approval**

Advice may be obtained from Somerset Building Control Partnership, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0300 303 7790 or E-mail:- somersetBCP@sedgemoor.gov.uk, or by visiting <https://somersetbcp.sedgemoor.gov.uk/>

- **Works to the Highway**

For any work connected with the development that takes place within or immediately

adjacent to a public highway, including footpaths and verges, piping of ditches, construction of waiting bays, the appropriate section within Somerset County Council must be consulted. The address is Roads and Transport, Environment Directorate, Somerset County Council, County Hall, The Crescent, Taunton, Somerset TA1 4DY. Telephone No. 0300 123 2224. E-mail: roadsandtransport@somerset.gov.uk. Alternatively access the County's Web Site www.somerset.gov.uk for further information.

- **Septic Tank Drainage**

Any discharge from a septic tank may require a separate consent from the Environment Agency, Rivers House, East Quay, Bridgwater, TA6 4YS. Telephone No. 01278 454669 or access their web site www.environment-agency.gov.uk

- **Consent to Stop or Divert a Public Right of Way**

This permission does not authorise you to stop up or divert a public right of way in order to enable the development to be carried out. Separate consent will be necessary for this. Advice can be obtained from Property and Income Department, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0300 303 7800.

- **Caravans**

This planning certificate does not permit the occupation of a caravan and it is unlawful for the site to be used for human habitation unless a licence has been obtained. Advice can be obtained from Environmental Health and Strategic Housing, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset TA6 3AR. Telephone No. 0300 303 7800 or E-mail:- environmental.services@sedgemoor.gov.uk

Please be aware for any new buildings or where there are significant alterations to existing buildings you may require a new or amended postal address. Please visit www.sedgemoor.gov.uk/streetnamingandnumbering or call 0300 303 7800 for further information, including the fees payable and how to apply.

2. Floor Levels

Any new building(s) shall be constructed with a floor level not more than 300mm above original site level unless otherwise specified in the submitted plans.

3. Appeals

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.