

Tewkesbury Borough Council

TOWN AND COUNTRY PLANNING ACT, 1990

OUTLINE PERMISSION FOR DEVELOPMENT

*In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority **HEREBY PERMIT** the development described hereunder in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.*

APPLICATION NO: 16/00738/OUT
APPLICATION DATE: 02.09.2016

TO:

Mactaggart & Mickel
C/O Knight Frank
1st Floor, Regent House
27A Regent Street
Clifton
Bristol
BS8 4HR
FAO Mr Tom Stanley

DESCRIPTION OF LAND:

Parcel 3745
Cheltenham Road East
Churchdown
Gloucester
Gloucestershire

DESCRIPTION OF DEVELOPMENT:

Outline planning application for residential development comprising 465 (no) new family homes, public open space, landscaping, drainage and other facilities with associated vehicular and pedestrian access.

Conditions Attached to Permission:-

- 1 As part of the first reserved matters application a phasing plan for the whole site shall be submitted to the local planning authority for approval in writing. The phasing plan shall include details of the intended number of market and affordable dwellings for each phase of development together with general locations and phasing of key infrastructure, including surface water drainage, green infrastructure, play facilities and access for pedestrians, cyclists, and vehicles. The phasing plan shall be based on the amended Landscape & Movement Parameters Plan, 15-45-PL 202 Rev.A, contained within the Design and Access Statement Addendum dated February 2017 and received by the Local Planning Authority on 28th March 2017, Proposed Access Strategy ST13331-01 Rev.B except where other planning conditions specify otherwise. The development shall thereafter be carried out in accordance with the approved phasing plan.

Reason: To define the terms of the permission and ensure a satisfactory appearance to the development.

- 2 The development of each phase shall not begin before detailed plans showing the appearance, landscaping, layout (which shall include details of the means of access to that phase from the approved site access shown on drawing no. ST13331-01 Rev.B and up to the boundary with adjoining phases) and scale of the development (hereinafter referred to as "the reserved matters") have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those approved details.

Reason: To define the terms of the permission and ensure a satisfactory appearance to the development.

- 3 Application for the approval of the reserved matters for phase 1 as identified by the phasing plan shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as

amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of one year from the date of approval of the reserved matters for phase 1, whichever is the later.

Reason : To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 5 Application for the approval of reserved matters for the subsequent phases of development as identified by the phasing plan shall be made to the local planning authority before the expiration of 5 years from the date of this permission. The subsequent phases of development hereby permitted shall be begun either before the expiration of 6 years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason : To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 6 No part of the development hereby permitted shall be begun until details of the access from Cheltenham Road East, in general conformity with Drawing No: ST-13331-01 Rev B, have been submitted to and approved in writing by the local planning authority for that part of the development. The development shall be carried out as approved.

Reason: To ensure safe and suitable access is provided to serve the development.

- 7 The first reserved matters application submitted pursuant to Condition 2 shall be accompanied by a detailed drainage strategy for the whole development hereby approved. The detailed drainage strategy must be/consider/include, but not be limited to:
- Compliant with National & Local Standards/Guidance including the NPPF, Non-Statutory Technical Standards for Sustainable Drainage, and Building Regulation H
 - Sufficient evidence to demonstrate the system is technically feasible (e.g. sufficient runoff rate and volume management, appropriate use of climate change factors, system simulations, and construction drawings)
 - a scheme of surface water treatment;
 - management of exceedance flows for the 1 in 100 year event; and
 - a construction method statement taking in to account but not limited to surface water management (quantity and quality) during the construction stage; The drainage scheme shall be carried out in accordance with the approved details

Reason: To ensure that the development is provided with a satisfactory means of drainage, as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution.

- 8 None of the residential units hereby permitted shall be occupied until a scheme for the maintenance of all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation. The approved SuDS maintenance scheme shall be carried out in full in accordance with the approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage, as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution.

- 9 Each application for reserved matters shall be accompanied by a plan setting out the existing and proposed ground levels and ground floor slab levels of the buildings relative to Ordnance Datum Newlyn. The development within that phase shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory and well planned development and in the interest of visual amenity.

- 10 For each phase of development the reserved matters submitted pursuant to Condition 2 shall be accompanied by full details of both hard and soft landscape proposals. These details shall include, as appropriate:

Hard landscaping

- i. Proposed finished levels or contours;
- ii. Positions, design, materials and type of boundary treatment to be erected;
- iii. Hard surfacing materials;
- iv. The equipment layout and surfacing for the children's play areas; and
- v. Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and

Soft landscaping

- i. Planting plans including the positions of all tree, hedge and shrub planting;
- ii. Written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. Schedules of plants, noting species, planting sizes and proposed numbers;
- iv. Densities where appropriate; and
- v. Implementation timetables including time of planting.

The development shall be carried out only in accordance with the details so approved.

Reason : To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 11 If within a period of five years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 12 The first reserved matters application submitted pursuant to Condition 2 shall be accompanied by a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, (other than privately owned domestic gardens). The landscape management plan shall be implemented in accordance with those approved details.

Reason: In the interests of visual and residential amenity.

- 13 Land identified as Public Open Space in the landscape and movement parameters plan (Design & Access Statement Addendum February 2017) shall be safeguarded and retained as public open space.

Reasons: To meet the requirements of the Habitats Regulations and to safeguard Biodiversity.

- 14 No development including demolition or site clearance shall be commenced on the site or machinery or material brought onto the site for the purpose of development until full details of measures to protect trees and hedgerows have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- (a) Protective fencing must be installed around trees and hedgerows to be retained on site. The protective fencing design must be to specifications provided in BS5837:2012 or subsequent revisions, unless agreed in writing with the Local Planning Authority. A scale plan must be submitted and approved in writing by the Local Planning Authority accurately indicating the position of protective fencing. No development shall be commenced on site or machinery or material brought onto site until the approved protective fencing has been installed in the approved positions and this has been inspected on site and approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of development,
- (b) The area around trees and hedgerows enclosed on site by protective fencing shall be deemed the tree protection zone (TPZ). Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, citing of site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within the TPZ, unless agreed in writing with the local planning authority. The TPZ shall be maintained during the course of development.

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

15 No works in any individual phase shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of "biodiversity protection zones" with reference, but not exclusively, to species and habitats identified in the Environmental Statement and subsequent ecological update reports.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The locations and timing of sensitive works to avoid harm to biodiversity features
- e) The times during construction when specialist ecological or environmental need to be present on site to oversee works
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person
- h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.

Reasons: To safeguard Biodiversity.

16 At the first reserved matters stage in relation to each phase of development as set out in the Design & Access Statement addendum phasing parameters plan (February 2017) a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of that phase of development. The content of the LEMP shall include, but not exclusively, the following:

- a) Description and evaluation of features to be managed with reference, but not exclusively, to species and habitats identified in the Environmental Statement and subsequent ecological update reports .
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management including those in relation to otters, reptiles, bats and nesting birds.
- d) Appropriate management options for achieving aims and objectives including appropriate enhancement measures.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also identify the legal and funding mechanism(s) by which the long-term implementation of the plan would be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action would be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan would be implemented in accordance with the approved details.

Reasons: To meet the requirements of the Habitats Regulations and safeguard Biodiversity.

17 The hard and soft landscaping scheme pursuant to Condition 9 shall take full account of the Landscape and Ecological Management Plan and Construction Environmental Plan for the relevant phase. Thereafter landscaping shall be implemented and maintained in accordance with the approved scheme.

Reasons: To safeguard Biodiversity and the natural environment.

18 The first reserved matters application in relation to each phase of development shall include an external lighting control scheme, to demonstrate measures to reduce impacts on existing and proposed features for bat foraging and flight corridors. The development shall be carried out in accordance with the approved scheme.

Reasons: To safeguard local character from increased light pollution and to safeguard Biodiversity.

- 19 Before each dwelling is occupied, an A4 sized colour leaflet setting out the location and sensitivities of the Cotswold Beechwoods SAC, how to avoid negatively affecting it and indicating alternative locations for off road cycling shall be submitted to and agreed in writing by the Local Planning Authority and thereafter two copies shall be issued to each new homeowner prior to the occupation of any new dwelling hereby permitted.

Reasons: To ensure no adverse effects on the integrity of the Cotswolds Beechwoods SAC as a result of the development.

- 20 Prior to the occupation of the 200th dwelling hereby permitted permanent SAC interpretation and mitigation measures, proportionate to the impact of the development, shall be agreed with the Local Planning Authority. The interpretation and mitigation measures shall be implemented in accordance with the approved details and shall be similarly maintained thereafter.

Reasons: To ensure no adverse effects on the integrity of the Cotswolds Beechwoods SAC as a result of the development.

- 21 The first reserved matters application shall include a CMS for the formation of a works access to the site, and no development shall take place within any individual phase, including any works of demolition, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason : In the interests of highway safety.

- 22 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with the document entitled 'Written Scheme of Investigation: Archaeological Mitigation' compiled by Armour Heritage (dated January 2016).

Reason: It is important to secure a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme would advance understanding of any heritage assets which would be lost.

- 23 If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority and the remediation of the site shall incorporate the approved additional measures.

Reason: To protect the living conditions of future occupiers.

- 24 No development above DPC level within each phase shall take place until a scheme of noise attenuation to achieve 50dB(A) 'desirable' criteria (and not to exceed the upper limit of 55dB(A)) to dwellings within that phase as recommended by BS8233:2014, for enclosed outdoor private amenity areas (gardens), has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details and prior to the first occupation of each dwelling.

Reason: To ensure satisfactory the living conditions of future occupiers.

- 25 Prior to the first occupation of the development, details of Low Emission Boilers to be installed in each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The Ultra-Low NOx boilers (with maximum NOx Emissions less than 40 mg/kWh) shall be installed in accordance

with the approved details prior to the first occupation of each property.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site.

26 Prior to first occupation, each dwelling hereby permitted shall be provided with an outside electrical socket to enable ease of installation of an electric vehicle charging point. All sockets shall comply with BS1363 (or other document which may replace or modify it), and shall be provided with a lockable weatherproof cover if located externally to the building.

Reason: To encourage sustainable transport modes and incorporate facilities for charging plug-in and other ultra-low emission vehicles.

27 No demolition, construction works or machinery (audible beyond the application site) shall be operated, or process carried out and no deliveries taken at or despatched from the site outside the following times 07.30 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: In order to protect the amenity of occupiers of nearby properties.

28 No works shall commence on site (other than those required by this condition and in accordance with approved drawing no. ST13331-01 Rev.B) on the development hereby permitted until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians.

29 Prior to occupation of the first dwelling within the phase adjoining Parkside Drive, details of a scheme to prevent access (by way of retractable bollards, gates or other means), by motor vehicles from Parkside Drive shall be submitted to and agreed in writing by the Local Planning Authority. The access shall then be constructed in accordance with the approved plan and locked permanently thereafter unless otherwise required in an emergency.

Reason: To ensure that a safe and convenient means of emergency access can be provided in the interests of highway safety.

30 The proposed dropped kerb, tactile crossings points shall be provided broadly in accordance with submitted drawing ST13331-01 Rev B and made available for public use before any of the dwellings hereby permitted are first occupied.

Reason: To ensure that priority is given to pedestrian and cycle movements and to provide access to High Quality Public Transport facilities.

31 Details of enhancements to the bus stop facilities south west of the development site on Cheltenham Road East shall be submitted to and agreed in writing with the Local Planning Authority. The enhancements are to include Shelters, timetables, Real Time Passenger Information and infrastructure improvements. The approved details shall then be provided and made available for public use before any of the dwellings hereby permitted are first occupied.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up and to provide access to high quality public transport facilities.

32 The details to be submitted for the approval of reserved matters within each phase shall include details of residential vehicular parking and turning as well as parking facilities for any public open space within that phase. No dwelling within that phase shall be occupied until the parking provision to serve that dwelling or use have been provided in accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians.

33 Details of layout, access and an internal footway/cycle link (from Cheltenham Road East to the northern site boundary), shall be submitted to and approved in writing by the local planning authority

before any phase of the development begins and the development shall be carried out in accordance with the approved plans. No dwelling within that phase shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public Highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians.

34 No dwelling within each phase shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians.

35 The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 120m distant to the left and 120m distant to the right (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided.

36 The approved Travel Plan shall be implemented in accordance with the details and timetable therein, and shall be continued thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the opportunities for sustainable transport modes are taken up.

37 Prior to works commencing on site, details of a pedestrian/cycle link at the northern site boundary, fronting Luke Lane/Thompson Way, to facilitate a future link to Innsworth shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian/cycle link shall be provided up to the boundary of the site in accordance with the approved details and prior to the first occupation of the dwellings within that, or adjoining phase.

Reason: To ensure priority is given to pedestrian and cycle movements.

38 No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Local Planning Authority for the provision of fire hydrants (served by mains water) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the council.

Reason: To ensure adequate water infrastructure is made on site for the local fire service to tackle any property fire.

39 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies.

Reasons for the Conditions:-

Notes:-

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating an improved design and ensuring that highway safety and ecology issues have been addressed.
- 2 The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.
- 3 Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.
- 4 Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.
- 5 The applicant is advised that to discharge Condition 33 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a private management and maintenance company confirming funding, management and maintenance regimes.
- 6 The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.
- 7 The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding highway works agreement (including appropriate bond) with the County Council before commencing those works.
- 8 You are advised to contact Amey Gloucestershire 08000 514 514 to discuss whether your development will require traffic management measures on the public highway.

Date: 12.12.2018



Head of Development Services
duly authorised in that behalf

N.B. It is important that you should read the notes on the reverse/attached with this form
**** This decision is not an approval under Building Regulations – refer to Note ****

NOTES

APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the DCLG in accordance with Section 78 of the Town and Country Planning Act, 1990, within **six months** of the date of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on

www.gov.uk/topic/planning-development/planning-permission-appeals Some personal information will be displayed on this website please contact the Planning Inspectorate if you have any concerns.

The DCLG has the power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The DCLG is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.

PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of

reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

PARTY WALL ACT

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

Work on an existing wall or structure shared with another property
Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet

Note

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulation consent for the development may be necessary and you must approach the Building Control section on BuildingControl@cheltenham.gov.uk.

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development carried out after five years from the date of this outline consent or two years from the date of the approval of details (whichever is the later), is unauthorised development in respect of which enforcement action may also be taken.

Any further information concerning this decision can be obtained from the Development Manager, Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT. Please quote the reference number of this permission in any correspondence.

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