

NOTICE OF DECISION
Town and Country Planning Act 1990



Amec Foster Wheeler Environment &
Infrastructure UK Limited
Redcliff Quay
Park Avenue
120 Redcliff Street
Bristol
BS16HU

Application Number	16/P/1486/F
Category	Full Planning Permission

Application No: 16/P/1486/F
Applicant: Bristol Airport
Site: Bristol International Airport, North Side Road, Felton, BS48 3DY
Description: Development of car parking with associated temporary lighting, fencing and landscaping on agricultural land, providing approximately 3,650 long stay car parking spaces for use in peak months May-October and forming an extension to the existing Silver Zone Car Park

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **GRANTS CONSENT** for the above development in accordance with the plans and particulars received and subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

Approved Documents

- 2 The development hereby permitted shall be carried out in accordance with the approved plans and documents listed Below:

Planning Statement June 2016
Design and Access Statement June 2016
Geo-environmental Report May 2016
Landscape and Visual Appraisal June 2016
Ecological Impact Assessment June 2016
Information to inform Habitats Regulations Assessment July 2016
Transport Statement June 2016
Magnetometer Survey Report April 2016
Drainage Design Note May 2016
Heritage Statement -June 2016
Arboricultural Assessment May 2016
External Lighting Strategy - September 2011
Temporary Lighting Zone Plan - Drawing Number 1111 - P02
Linktower CSO86676 (Temporary lighting specification) - Drawing Number 1112 P00

Figure 21 (Revised), Silver Zone Car Park Extension Landscape Strategy
Bat and Bird Box Plan
Bristol Airport 'Results of Bat Activity Survey July 2016' (covering period 30/06/2016 - 11/07/2016
Information on Badger Setts Annex v1.1 30/08/2016
Shadow Habitats Regulations Assessment
Drawing Numbers: 1100P01; 1101P00; 1103P00; 1104P00; 1106P00; 1107P00;

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

Restriction is Use of Seasonal car Park

- 3 The car park hereby approved shall only be used between 1st May and 31st October in any year and at no other times.

Reason: Very Special Circumstances have been provided to justify development in the Green Belt and that the need for this car park only arises during peak seasonal demands. It is therefore appropriate to reduce its impact at other times in accordance with Policies CS5 and CS6 of the Core Strategy and Policies DM10 and DM12 of the Sites and Policies Plan Part 1.

- 4 Notwithstanding the requirements of condition 3 the use of the car park hereby approved shall cease from 31st October 2017 unless Multi-Storey Car Parking comprising 984 spaces has been constructed and the 984 car parking spaces are made available for use in accordance with plans and details to have been submitted to and approved in writing by the Local Planning Authority.

Reason: Development of Green Belt car parking shall be commensurate with the development of other airport car parking not in the Green Belt in accordance with policy CS6 of the Core Strategy and DM12 of the Sites and Policies Plan.

Lighting

- 5 No external lighting shall be installed until the following details/plans have been submitted to the LPA for approval in writing, to include:

- (i) details of the type and location of the proposed lighting;
- (ii) existing lux levels affecting the site;
- (iii) the proposed lux levels and lighting contour plans, with confirmation that lighting levels of less than 1 lux will be achieved on the horseshoe bat foraging habitats and commuting routes on day one of the operational phase;
- (iv) details of lighting restrictions that will be in effect to maintain horseshoe bat commuting routes at below 1 lux during the construction phase;
- (v) details of proposals to undertake a monitoring visit once temporary lighting is operational, that will check and ensure the stated lux levels are being achieved. The results shall be submitted to the local planning authority. If the appropriate lux levels are not being achieved, remedial works shall be undertaken to ensure implementation.

Any external lighting shall be installed and operated in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS12 of the North Somerset Core Strategy and to protect bat habitat in accordance with the

Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended).

Landscaping

- 6 The earth bund shall be completed in accordance with the approved plans and details before the car park hereby granted is brought in to use and the planting of the bund and other parts of the site shall be carried out in accordance with the approved specifications (Revision D - dated 26 August 2016 of the Landscape and Visual Appraisal) in the first planting season (October to March inclusive) following completion of the works or when the car park is brought in to use, whichever occurs first.

Reason: To ensure that landscaping schemes if fully implemented in a timely manner in accordance with Policy CS5 of the North Somerset Core Strategy.

- 7 Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of five years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with Policy CS5 of the North Somerset Core Strategy.

Ground Contamination

- 8 If, during development, contamination 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 contamination shall be dealt with and obtained written approval of the strategy from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure the proposed development will not cause pollution or harm to public health in accordance with Policy CS3 of the North Somerset Council Core Strategy.

Biodiversity

- 9 The development shall be carried out in accordance with the mitigation and enhancement measures outlined in Sections 6.1 and 6.2 of the Bristol Airport Cogloop Car Park EIA Final Report Version 2 (Johns Associates, 2016). If amendments to the methodology are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended)], the Badger Protection Act 1992, Wild Mammals Protection Act 1996, Policy CS4 of the North Somerset's Core Strategy Policy CS4 and Policy DM8 of the Site and Policies Plan

Part 1.

- 10 A Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include details of the method of works, including: site enabling works, vegetation clearance, siting and installation of services, drainage; measures for storage and disposal of waste; implementation of pollution prevention guidelines (PPGs); measures for the protection of ecological features and trees; and provisions to avoid harm to protected species and wild mammals/ Works shall be implemented in strict accordance with the approved methodology.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended)], the Badger Protection Act 1992, the Wild Mammals Protection Act 1996, Policy CS4 of the North Somerset's Core Strategy policy CS4 and Policy DM8 of the Site and Policies Plan.

- 11 The approved bird and bat boxes shown in drawing number 7669_S1_3_8 shall be provided before the car park is brought into use and shall be maintained and replaced if necessary at all times thereafter

Reason: To conserve and enhance site biodiversity in accordance with the Natural Environment and Rural Communities Act 2006; and ensure that adequate habitat is provided for notable bird species in accordance with Policy CS4 of the North Somerset Core Strategy.

- 12 No development shall commence until a plan showing the location and design of tree/hedge protection fencing for those trees and hedges to be retained has been submitted to and agreed in writing by the Local Planning Authority and all of the agreed protection fencing has been installed. Unless otherwise specified the fencing shall be as shown in Figure 2 of Check latest ref. BS5837:2012 'Trees in Relation to Construction - Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2005. Root protection area calculations and the location of the fencing will be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. The Local Planning Authority is to be advised at least 7 days prior to development commencing of the fact that the tree/hedge protection measures as required are in place and available for inspection.

Reason: To ensure that trees and hedges are protected in accordance with Policy CS4 of the North Somerset Core Strategy and Site and Policies Plan Part 1, Development Management policy DM8 and DM9; and to retain and protect flight lines for bats: Conservation of Habitats and Species Regulations 2010 (as amended).

- 13 The development shall be implemented in strict accordance with the mitigation and enhancement measures outlined in Table 6.1 (M1-M8) and Table 6.2 (E1) of the submitted 'Confidential Badger Annex V1.1 30/08/16'; which shall also be included in any relevant plans where indicated necessary, such as the CEMP. If amendments to the report recommendations are required, details of the changes must be submitted in writing and agreed by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the Protection of Badgers Act 1992.

- 14 Prior to commencement of development a landscape and ecological management plan (LEMP) for the site shall be submitted to and approved by the Local Planning Authority in writing. This shall include a table of works including monitoring. Ongoing management shall be carried out in accordance with the approved details

Reason: To ensure the provisions of the Habitats Regulation Assessment are implemented in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), Wildlife and Countryside Act 1981 (as amended).

- 15 Bat monitoring surveys of the site shall be undertaken in accordance with details to be agreed with the Local Planning Authority on the first, second and fifth anniversary of the any part of the car park hereby approved being brought in to use. The results of these surveys shall be submitted within 6 months of the surveys being undertaken. The objective of the surveys will be to determine if horseshoe bat species are continuing to foraging and commute on site. If numbers of greater horseshoe and other bat species using the site have declined, additional/amended mitigation measures shall be implemented in accordance with details and a timetable to be agreed by the Local Planning Authority.

Reason: To ensure that Favourable Conservation Status is maintained in compliance with the Conservation of Habitats and Species Regulations 2010 (as amended).

Advice note(s)

The applicant is advised that a Natural England licence will need to be obtained prior to the commencement of any works that would be likely to breach the provisions of the Protection of Badgers Act 1992.

For advice about how to comply with the conditions above visit www.n-somerset.gov.uk/planningconditions

Date: 11 November 2016

Signed 

Director of Development & Environment

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

NOTES RELATING TO A DECISION TO APPROVE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY. Make sure everyone has a copy that needs it, including your builder or contractor.

Scope of this decision notice

This decision notice grants planning permission only. It should not be taken to imply that the scheme meets the requirements of any other agency that may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Building Regulations

Before you start construction work you need to obtain separate approval under Building Regulations. You can contact the team on 01275 884550 or submit your application on our [website](#).

Conditions

This approval is subject to conditions. They are an integral part of the decision and are important because they describe how the council requires you to carry out the approved work or operate the premises. It is your responsibility to comply fully with them.

Please pay particular attention to those conditions that have to be met before work commences. There is a fee for requests for written confirmation that conditions have been complied with. Details of these fees can be found on our website at www.n-somerset.gov.uk/planningconditions. When sending us information please include the decision reference number and relevant condition number. Depending on the complexity of the issues involved it can take up to 12 weeks for conditions to be discharged. It is therefore important that you submit any required details to us early.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to impose any of the conditions (or to only approve part of an application for Advertisement Consent), then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. 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 must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.planningportal.gov.uk/pes.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Prepare for floods

If the scheme to which this approval relates is at risk of flooding you should prepare a flood plan to help keep people safe and protect your property. You can find out if your property is at risk of

flooding and how to prepare a flood plan on the [Government's website](#). You should also sign up for [flood warnings](#).

Works which affect a Public Highway

Any works/events carried out by or for a developer which affects the public highway in any way must be co-ordinated in accordance with the New Roads and Street Works Act 1991 and the Traffic management Act 2004 to minimize disruption to users. Developers are required to inform undertakers of their proposed works, to jointly identify any affected apparatus, and to agree diversion or protection measures and corresponding payment.

Developers are also required to liaise/seek permission of North Somerset Council's Street Works Section (01934 888802 or streetworks@n-somerset.gov.uk) at least one month in advance of the works and this must be in line with the requirements of the NRSWA 1991 and TMA 2004. The developer must endeavor to ensure that undertaker connections/supplies are coordinated to take place whenever possible at the same times using the same traffic management. It should be noted that where road closures or formal restrictions are required to undertake works, a minimum of three months' notice will be required.

Public Rights of Way

The grant of planning permission does not entitle developers to interfere or obstruct any public right of way (PROW). The obstruction of a PROW is an offence. If required an application can be made to North Somerset Council to divert the PROW and should be made well ahead of any development.

It is also an offence to drive a mechanically propelled vehicle without lawful authority on any PROW. The grant of planning permission should not be treated as a grant of lawful authority. Please contact the PROW Team for further advice on 01934 888802.

Changes to Plans:

Should you wish to change your plans for any reason, including the need to meet the requirements of other legislation (for example Building Regulations) it is important that you notify us (i.e. 'the planners') before carrying on with work. Amendments to your approved plans may require a fresh application and could even prove to be unacceptable. Details of how to seek formal approval of amendments to a planning approval can be found on our [website](#) or by visiting the planning portal.

Enforcement:

The council has powers to enforce compliance with planning permission and there are penalties for failure to comply. In cases where terms and conditions of planning permission are not adhered to and the Council finds it necessary to take enforcement action, it almost invariably results in delay and additional expense to the applicant. In extreme cases, it can mean that newly erected buildings have to be demolished.

Street Naming

When you receive consent for the building of new a development(s)/property or creating additional flats/units within an existing dwelling, for reasons of public safety and for the allocation of an official postal address, please contact the Street Naming and Property Numbering Section, Town Hall, Weston-super-Mare, BS23 1UJ; Tel: 01275 88761; email: strnames@n-somerset.gov.uk. Learn more on our [website](#).

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.gov.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning