

Stafford North Employment SDL – Applications within the Boundary

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land Off A34, North Redhill, Stafford	14/21527/REM 13/18450/REM 12/17038/OUT	Approved Approved Approved	Yes Yes Yes	4121-1-A001 P3 CDX8585/SLP 1:2500 13- APR-2012
2	Plots 3 And 5, Redhill Business Park, Stone Road, Stafford	15/22204/FUL	Approved	Yes	4121-2-A001 Rev P5
3	Land Off A34 North Site Of Former Redhill Villa, Stone Road, Redhill, Stafford	15/22687/REM	Approved	Yes	14213 0300



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	9 January 2015 25 March 2015 25 March 2015
---	---	--

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/21527/REM
Proposed Development: Reserved matters pursuant to 12/17038/OUT - access, appearance, landscaping, layout and scale (plot 7a)

Location: Plot 7A Unit Land Off A34 North Redhill
O. S. Reference: 390341 326621

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
 - 4121-1-A001 P3 Site location plan
 - 4121-1-A002 P3 Existing site plan
 - 4121 A206 P7 Proposed elevations
 - 4121 A213 P12 Proposed site plan
 - 4121 A214 P7 Proposed ground floor plan
 - 4121 A215 P7 Proposed first floor plan
 - 4121 A224 P3 Proposed site sections
 - 4121 A225 P2 Proposed roof plans
 - 4121 A226 P2 Proposed gatehouse
 - 4121 A227 P3 Proposed plan and elevations - vibration and climatic chamber housing
 - 4121 A231 P3 Proposed external finishes plan
 - 01 B Overall soft landscape layout sheet 1 of 2
 - 02 B Detailed soft landscape layout sheet 2 of 2
 - C14744 203 P5 Vehicle swept path analysis



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	9 January 2015 25 March 2015 25 March 2015
---	---	--

PaMz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Q9707/E/500 P5 External lighting layout.

2. All hard and soft landscape works shall be carried out with the approved details shown on drawing numbers:
01 B Overall soft landscape layout sheet 1 of 2
02 B Detailed soft landscape layout sheet 2 of 2
The works shall be carried out within three months of the occupation of any part of the development or in accordance with a programme to be first agreed in writing by the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.
3. Prior to first use of the proposed development the parking, manoeuvring, service areas and access roadways shall be completed in a bound material with the individual parking bays clearly delineated and retained for those purposes only for the life of the development hereby permitted.
4. Prior to first use of the proposed development the cycle storage facilities shown on Dwg No. 4121 A231 P3 shall be provided and thereafter retained for those purposes only for the life of the development.
5. The development permitted by this planning permission shall only be carried out in accordance with the approved Surface Water Drainage Strategy dated December 2014, ref R/14744/F001, produced by Hydrock and the following mitigation measures detailed within the strategy:
 1. Limiting the surface water run-off generated by the 1 in 100 year plus 20% critical storm so that it will not exceed 253l/s, ensuring exceedance is routed away from the proposed or existing properties.
 2. Provision of 716 cu.m. attenuation flood storage on the site for a 1 in 100 year plus 20% storm event.
 3. Finished floor levels are set no lower than 100.600 above Ordnance Datum (AOD).



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	9 January 2015 25 March 2015 25 March 2015
---	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

6. Before any development commences on the above ground part of any building hereby approved, details of the facing materials to the external walls of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
7. Before any development commences on the above ground part of any building hereby approved, details of all plant equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
8. Notwithstanding any description / details in the application documents, prior to the installation of any panels to be installed on the roof, details of the dimensions, design, materials and colour finish of the thermal and photovoltaic panels to be installed in the roof area of the building shown on drawing 4121 A225 P2 shall be submitted to the Local Planning Authority for approval in writing. The panels shall thereafter be installed in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	9 January 2015 25 March 2015 25 March 2015
---	---	--

Ref: 12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

3. To ensure that all parking, access and manoeuvring areas can be used conveniently and in all weather. (Policy T2a of The Plan for Stafford Borough).
4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
5. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site. (Policy N2 of the Plan for Stafford Borough).
6. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
7. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
8. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 The applicants attention is drawn to the consultation comments of the Highway Authority.



Alstom Ltd And Goodman
Real Estate (UK) Ltd
C/O GVA
FAO Mr Matthew Fox
3 Brindley Place
Birmingham
B1 2JB

Date Registered 9 January 2015
Decision Date 25 March 2015
Issued Date 25 March 2015

PeHtz

TOWN AND COUNTRY PLANNING ACT 1990

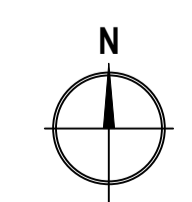
PERMISSION FOR DEVELOPMENT

Head of Planning and Regeneration
On behalf of the Council



Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

P3 - Red line amended 09.12.14/JCL
 P2 - Red line amended to suit outline approval documents 02.12.14/JCL
 P1 - Planning Issue 19.11.2014/MF



0 25m 50m
 SCALE 1:1250



php architects

PLOT 7a UNIT
 Goodman Real Estate (UK) Ltd
 REDHILL BUSINESS PARK, STAFFORDSHIRE

PLOT 7a SITE LOCATION PLAN

The Old Rectory Rectory Lane Milton Malsor
 NORTHAMPTON NN7 3AQ
 t: +44 (0)1604 858916 f: +44 (0)1604 859123
 www.peter-haddon.com



Issue Purpose: **PLANNING ISSUE**

Drawn by: mlf Checked by: rm

Scale @ A1: 1:1250 Date: Nov 2014

CAD ref: 4121 RED 002 CAD Dwg no.: 4121-1-A001 Rev: P3

Copyright reserved. Dimensions to be checked on site. Discrepancies to be reported before proceeding



Staffordshire County Council C/O Strategic Property Unit Wedgwood Building, Block A Tipping Street Stafford ST16 2DH	Date Registered	19 March 2013
	Decision Date	8 May 2013
	Issued Date	14 May 2013

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/18450/REM
Proposed Development	Reserved matters application seeking detailed approval of Phase 1 development layout
Location	Land off A34 North Redhill Stafford
O. S. Reference:	391001 326581

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. Except insofar as may be otherwise required by other conditions to which this approval is subject the development shall be carried out in accordance with the following listed plans:

Drawing CDX8585/SLP Site Location Plan, dated April 2013;

Drawing CDX8585/RM03 Typical Sections, dated March 2013;

Drawing CDX8585/RM/01 Layout Plan (Phase One Development), dated Dec 2012; and

Drawing CDX8585/RM/02 Reserved Matters Application Site Photographs, dated Dec 12.

2. Details pursuant to the future reserved matter consent shall indicate the internal plot access and layout for Phase 2 development.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Staffordshire County Council C/O Strategic Property Unit Wedgwood Building, Block A Tipping Street Stafford ST16 2DH	Date Registered	19 March 2013
	Decision Date	8 May 2013
	Issued Date	14 May 2013

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

3. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Staffordshire County Council	Date Registered	19 March 2013
C/O Strategic Property Unit	Decision Date	8 May 2013
Wedgwood Building, Block A	Issued Date	14 May 2013
Tipping Street		
Stafford		
ST16 2DH		

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

4. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with the BS 5837: 2012 "Trees in Relation to design, demolition and construction - recommendations" document in respect of tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Staffordshire County Council C/O Strategic Property Unit Wedgwood Building, Block A Tipping Street Stafford ST16 2DH	Date Registered	19 March 2013
	Decision Date	8 May 2013
	Issued Date	14 May 2013

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

5. Where the approved plans and particulars indicated that specialized construction and access work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.
6. No development shall take place until full construction details of the proposed path to be formed through the Plantation have been submitted to and approved in writing by the local planning authority. The path shall thereafter be constructed as approved.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the approval.
2. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
3. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development (Saved Policy E&D1 and E&D2 of the Stafford Borough Local Plan 2001).

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Staffordshire County Council C/O Strategic Property Unit Wedgwood Building, Block A Tipping Street Stafford ST16 2DH	Date Registered	19 March 2013
	Decision Date	8 May 2013
	Issued Date	14 May 2013

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

4. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development (Saved Policy E&D1 and E&D2 of the Stafford Borough Local Plan 2001).
5. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development (Saved Policy E&D1 and E&D2 of the Stafford Borough Local Plan 2001).
6. In order to avoid further pressure, particularly in relation to root damage and ground compaction, on retained trees which are natural features that contribute to the amenity of the local area and that are important to the appearance of the development (Saved Policy E&D1 and E&D2 of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 2 The local planning authority considers that the proposal would be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



Staffordshire County Council	Date Registered	19 March 2013
C/O Strategic Property Unit	Decision Date	8 May 2013
Wedgwood Building, Block A	Issued Date	14 May 2013
Tipping Street		
Stafford		
ST16 2DH		

FAO Mr Jonathan Bloor

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 3 That the applicants' attention be drawn to the comments of the Borough Tree Officer, Highway Authority and Police Architectural Liaison Officer contained in the accompanying documents.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE

A1

Trim to this line for A1

File Name: C:\Documents and Settings\jgwath3sc\Desktop\GW Site Boundary Plan.dwg
Layout Name: 1:250 Plan View



Rev	Date	Detail	By
Revisions			
Staffordshire County Council - Highways 1 Staffordshire Place C/O Wedgwood Building, Tipping Street Stafford, ST16 2DH			
Redhill Employment Park Stafford			
Site Location Plan			
Prepared	Produced	Checked	Scale
GW	GW	JB	1:1250
Grid Reference			
SJ 905 265			
Date	Size		
APRIL 2013	A1		
Drawing No.			Revision
CDX8585/SLP			-



The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Refuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 12/17038/OUT
Proposed Use Classes B1 (Business) (b) and (c), B2 (General
Development Industry) and B8 (Storage or Distribution) development
(outline) with access and landscaping to be determined
and the off-site transportation of surplus excavated
topsoil

Location Land off A34 North Redhill Stafford
O. S. Reference: 391001 326581

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. This is an outline planning permission and before the development is commenced details of the appearance of all buildings and structures including materials to be used on all external surfaces of the site, the layout of the site including the disposition of roads and buildings and the scale of all buildings and structures shall be submitted to and approved by the Local Planning Authority.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet	Date Registered	25 April 2012
C/O Strategic Planning Advice	Decision Date	11 October 2012
Strategic Property Unit	Issued Date	12 October 2012
Wedgwood Building, Block A		
Tipping Street		
Stafford		
Staffs		
ST16 2DH		

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

4. This permission relates to the fallback option development scheme and except insofar as may be otherwise required by other conditions to which this permission is subject it shall be carried out in accordance with the following listed plans:
1. Red edged 1:2500 site plan dated 13 April 2012
 2. Blue and green edged 1:2500 site plan dated 16 April 2012
 3. Outline Drainage Layout Overview Plan, drawing no. J1229-001 Rev A
 4. Outline Drainage Layout Sheet 1 of 4, drawing no. J1229-002 Rev A
 5. Outline Drainage Layout Sheet 2 of 4, drawing no. J1229-003 Rev A
 6. Outline Drainage Layout Sheet 3 of 4, drawing no. J1229-004 Rev A
 7. Outline Drainage Layout Sheet 4 of 4, drawing no. J1229-005 Rev C
 8. Schematic Swale Details, drawing no. J1229 - 010 Rev A
 9. Schematic Details, drawing no. J1229 - 011 Rev A
 10. Schematic Pond Layout, drawing no. J1229-012 Rev B
 11. General Arrangement, drawing no. CDX8585/PA/01
 12. Existing Topographical Survey, drawing no. CDX8585/PA/02
 13. Earthworks Cut/Fill Depths, drawing no. CDX8585/PA/03
 14. Typical Sections, drawing no. CDX8585/PA/04
 15. Traffic Signal Controlled T-Junction, drawing no. CDX8585/PA/05
 16. Fall Back Option Plan View, drawing no. CDX8585/PA/08
 17. Fall Back Option Foul Sewer Layout, drawing no. CDX8585/PA/09
 18. Fall Back Option Indicative Building Layout, drawing no. CDX8585/PA/10
 19. Fall Back Option Landscape Masterplan, drawing no. CDX8585/FB/01 Rev A
 20. Landscape Sections, drawing no. CDX8585/LS/01
 21. Landscape Phases, drawing no. CDX8585/LP/02 Rev B
 22. Tree Protection Plan Sheet 1 of 2, drawing no. CDX8585/TPP/01 Rev C

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



**INVESTORS
IN PEOPLE**



The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Pefuiz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

23. Tree protection Plan Sheet 2 of 2, drawing no. CDX8585/TPP/02 Rev C
5. The approved development shall be used only for purposes within Classes B1 (Business) (b) and (c), B2 (General Industry) and B8 (Storage and Distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.
 6. Before the commencement of any phase of development details of proposed finished floor slab levels of all buildings within that phase relative to proposed ground floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
 7. No development shall commence until drawings showing the extent of the proposed earthworks and cut and fill operations for the site have been submitted to and approved in writing by the local planning authority.
 8. No development hereby approved shall be commenced until full details of the proposed all movement signal junction onto the A34 Stone Road and a shared cycle route on the western side of the A34, illustrated on drawing CDX8585/PA/05, which shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority and which shall include construction, surface water drainage and street lighting details which shall thereafter be implemented in accordance with the approved details and be completed prior to the commencement of development.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet	Date Registered	25 April 2012
C/O Strategic Planning Advice	Decision Date	11 October 2012
Strategic Property Unit	Issued Date	12 October 2012
Wedgwood Building, Block A		
Tipping Street		
Stafford		
Staffs		
ST16 2DH		

Pefuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. Before the proposed development commences and in accordance with the submitted internal layouts as illustrated on drawings CDX8585/PA/01 or CDX8585/PA/08, details shall be submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings.
10. The development hereby permitted shall not be commenced until a Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic including the provision of signage to discourage associated traffic from utilising central reservation gaps along the A34, operational times of temporary traffic signals on the A34, delivery times and internal compound arrangements.
11. The development hereby permitted shall not be commenced until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works.
12. Prior to the submission of any Reserved Matters application in relation to the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:
 - Development Phasing
 - Suitable Parking/Turning/Service areas

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Pefuz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

The submitted details shall be approved by the local planning authority prior to the approval of any Reserved Matters submission, and shall have full regard to the relevant information as may be approved in accordance with the conditions pursuant to the planning permission.

13. The development shall proceed and be maintained in accordance with the details set out in the approved travel plan dated July 2011. The results of the monitoring shall be submitted to the local planning authority within one month of the end of each monitoring period. Where the targets are not achieved, the Travel Plan Coordinator will be notified in writing by the local planning authority and the Travel Plan shall then be reviewed, updated and submitted to the local planning authority for approval within one month of the receipt of the local planning authority's notification. The updated Travel Plan shall be implemented within one month of the date of the local planning authority's approval.
14. Prior to occupation of each phase of development permitted by this consent a Travel Plan shall be submitted to and approved in writing by the local planning authority and shall be in accordance with the submitted document the "Framework Travel Plan". Each Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the local planning authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the local planning authority for approval for a period of five years from first occupation of each phase of development permitted by this consent.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet	Date Registered	25 April 2012
C/O Strategic Planning Advice	Decision Date	11 October 2012
Strategic Property Unit	Issued Date	12 October 2012
Wedgwood Building, Block A		
Tipping Street		
Stafford		
Staffs		
ST16 2DH		

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

15. No additional phase of development hereby approved shall be commenced at the point that vehicular trips from the development site exceeds 191 vehicles (excluding construction traffic) travelling towards the A34 Redhill Roundabout between 17:00 and 18:00 hours. The applicant will maintain a record of these traffic movements at the site access and upon 13 or more occasions of vehicular movements exceeding 191 vehicles within any 3 month period, the off-site highway work improvements as illustrated on the in principle drawing CDX8585/R00/01 will be triggered. This improvement shall incorporate further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority and which shall include construction, surface water drainage and street lighting details which shall thereafter be implemented in accordance with the approved details and be completed prior to the commencement of any further occupation of development.
16. No development shall take place within the area of the proposed scheme until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work (to include post-excavation, reporting and appropriate publication) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
17. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Staffordshire County Council, the Phase II SuDS Report Outline Design Ref. J1229 Rev. B02 dated 27 March 2012 and Outline Drainage Layout Overview Plan J1229-001 Rev. A and the following mitigation measures detailed with the FRA:

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Peletz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Limiting the surface water run-off generated by all critical storms up to the 1 in 100 year plus climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

18. Prior to the development of each plot approved by this planning permission, no development shall take place until such time as a detailed surface water drainage scheme including additional sustainable drainage techniques as outlined in the Phase II SuDS Report and drawing J1229.001 Rev. A and an assessment of the hydrological and hydrogeological context of the development to achieve Greenfield run-off rates, has been submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented and subsequently maintained in accordance with the phasing arrangements embodied within the scheme, or within any other period as may be subsequently be agreed in writing by the local planning authority.

19. No development shall commence until a construction environmental management plan to incorporate best practice working measures and risk minimisation strategies is submitted to and approved in writing by the local planning authority. The approved management plan shall be carried out during all construction activity on the site.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Pefulz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

20. The development shall be carried out in accordance with the submitted Apex report with respect to the enhancement and mitigation plan for great crested newts and the recommendations in respect of badgers to include planting and connectivity works and updated survey prior to commencement of works and a watching brief during construction.
21. No demolition works shall be carried out in relation to Redhill Villa until a further bat survey has been carried out and the further bat survey together with any subsequent necessary mitigation strategy including timetable for its implementation has been submitted to and approved in writing by the local planning authority.
22. No development shall commence until an ecological management plan for the creation, enhancement and management of habitats retained and created as part of the permitted development has been submitted to and approved in writing by the local planning authority. The approved management plan shall be adhered to for a period of no less than 20 years.
23. No development shall commence until a noise assessment for the proposed development together with any necessary mitigation scheme for controlling noise emanating from the proposed buildings and outside areas of the site have been submitted to and approved in writing by the local planning authority. Any necessary mitigation measures shall be implemented in full before the development is first occupied.
24. The dust minimisation mitigation measures contained in the submitted Air Quality Assessment report dated June 2011 shall be fully adhered to during the construction phase of the development.

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Pefuiz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

No development shall commence until details have been submitted to and approved in writing by the local planning authority for the suppression of dust during the construction phase of the development. Such details shall include the covering of all open top vehicles transporting waste material and road sweeping.

25. This permission does not grant or imply consent for the introduction of any external lighting on the development plots.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. The application has been made for outline permission only.
4. To define the permission and in accordance with guidance contained in DCLG 's 'Greater Flexibility for Planning Permissions' guidance (November 2009) relating to applications for minor material amendments.
5. To define the permission and as an unrestricted permission could result in harmful impacts on existing nearby town centres (Paragraphs 24 to 27 of the National Planning Policy Framework).
6. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 (ii) and (iv) of the Stafford Borough Local Plan 2001).

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*





The Cabinet	Date Registered	25 April 2012
C/O Strategic Planning Advice	Decision Date	11 October 2012
Strategic Property Unit	Issued Date	12 October 2012
Wedgwood Building, Block A		
Tipping Street		
Stafford		
Staffs		
ST16 2DH		

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

7. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 (ii) and (iv) of the Stafford Borough Local Plan 2001).
8. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
9. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
10. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
11. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
12. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
13. To ensure the Highways Agency promote sustainable travel at the site, monitor the performance of the network relative to the development so that in the event the objectives are not achieved, the appropriate corrective measures as established in the Travel Plan shall be implemented.
14. In the interests of sustainability and to reduce the dependency on the private motor vehicle (Paragraph 29 of the National Planning Policy Framework) .

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



INVESTORS
IN PEOPLE



The Cabinet	Date Registered	25 April 2012
C/O Strategic Planning Advice	Decision Date	11 October 2012
Strategic Property Unit	Issued Date	12 October 2012
Wedgwood Building, Block A		
Tipping Street		
Stafford		
Staffs		
ST16 2DH		

Peutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

15. To ensure that the capacity impact of the proposal on the wider highway network is mitigated by the provision of improvements to the A34 Redhill roundabout when the identified 191pm trigger threshold in respect of peak vehicular movements towards the roundabout has been reached (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
16. In order to afford proper archaeological investigation recording and protection. (Saved Policy E&D34 of the Stafford Borough Local Plan 2001).
17. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).
18. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).
19. To afford protection to nesting birds (Saved Policy E&D36 of the Stafford Borough Local Plan 2001).
20. In order to afford protection to protected species (Saved Policy E&D36 of the Stafford Borough Local Plan 2001).
21. In order to afford protection to bats which may be present within Redhill Villa (Saved Policy E&D36 of the Stafford Borough Local Plan 2001).
22. In the interests of biodiversity and nature habitats (Saved Policy E&D36 of the Stafford Borough Local Plan 2001).

Stafford Borough Council

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7
TEL 01785 619 000 EMAIL info@staffordbc.gov.uk
WEB www.staffordbc.gov.uk



2006-2007
*Transforming the Delivery of
Services Through Partnerships*
2009-2010
*Raising economic prosperity
through partnership*



The Cabinet
C/O Strategic Planning Advice
Strategic Property Unit
Wedgwood Building, Block A
Tipping Street
Stafford
Staffs
ST16 2DH

Date Registered 25 April 2012
Decision Date 11 October 2012
Issued Date 12 October 2012

Pefutz

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

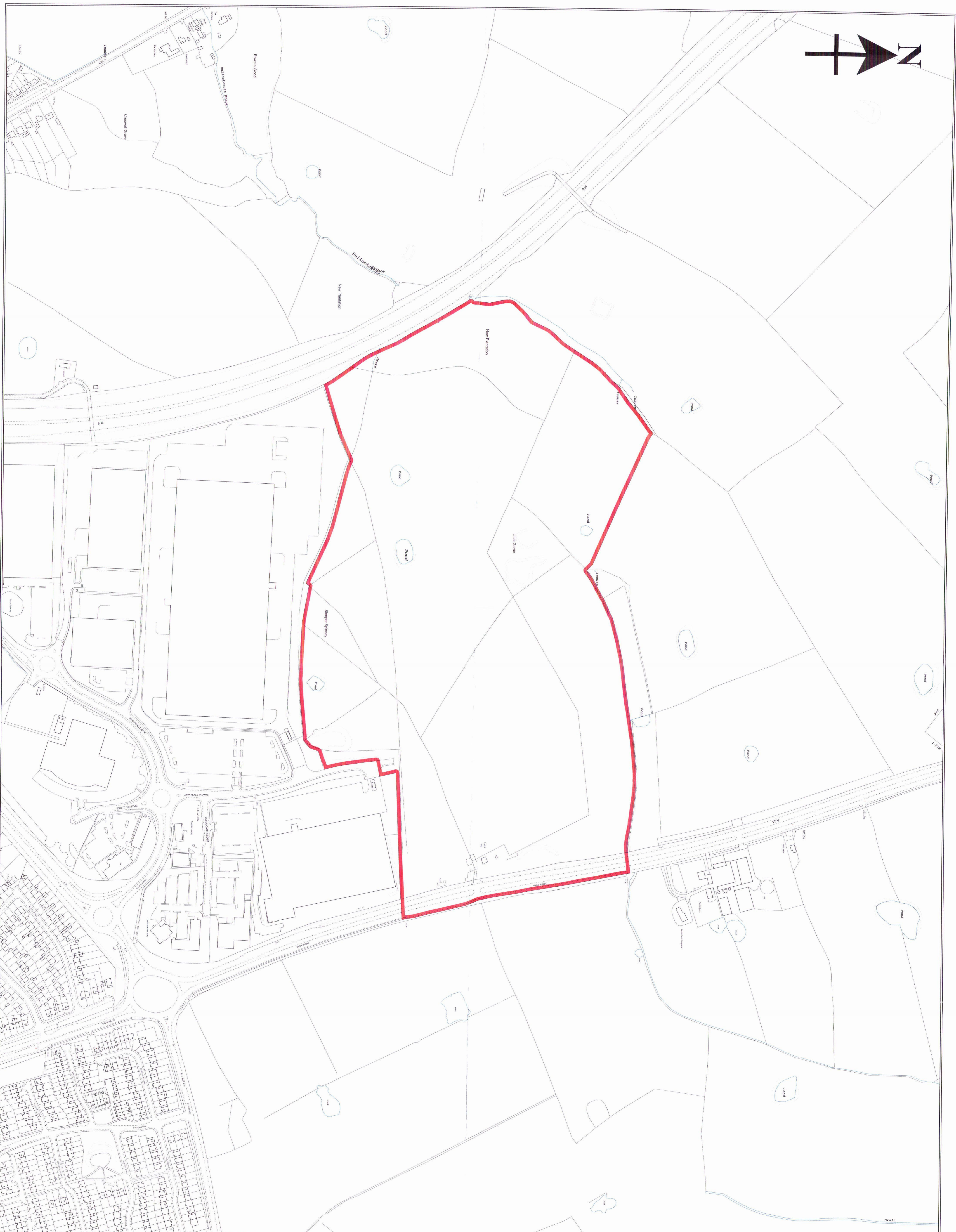
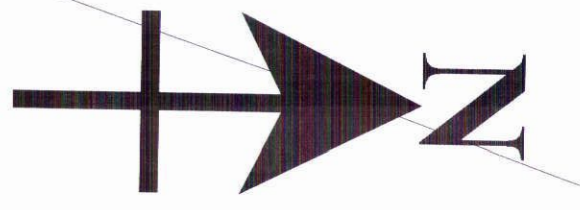
23. To safeguard the area from undue noise. (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
24. In order to control dust pollution during the construction phase of the development (Saved Policy EMP4 of the Stafford Borough Local Plan 2001).
25. An unrestricted permission could result in harmful impacts to the day and nighttime amenities of the surrounding area (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 2 That the applicant's attention be drawn to the comments of the Staffordshire Police Architectural Liaison Officer, Staffordshire Fire and Rescue Service, Highway Authority and Natural England contained in the attached documents.



Head of Planning and Regeneration
On behalf of the Council



Crown copyright and database rights 2012 Ordnance Survey
License Number 100019422

Plot Centre (BNG):
Easting: 390649
Northing: 326500

Scale 1:2500

Date: 13-APR-2012

Plan Ref: 12500 @ A1

Title:
Proposed Redhill
Employment Park
Stafford



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	15/22204/FUL
Proposed Development	Development of three storey building and ancillary outbuildings (gatehouse, smoking shelter and cycle stores) and plant for light industrial and research and development purposes (B1 (b) and (c) use class) including associated infrastructure works (including underground surface water attenuation tanks), provision of new access road and pedestrian/cycle paths linking to existing spine road, internal layout including access, vehicular and cycle parking and hard and soft landscaping (including service yard fencing) (full details submitted for approval)
Location	Plots 3 And 5 Redhill Business Park Stone Road
O. S. Reference:	390603 326494

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. Except insofar as may be otherwise required by other conditions to which this permission is subject the development shall be carried out in accordance with the following listed plans:
4121-2-A001 Rev P5 Location plan
4121-2-A002 Rev P5 Existing site plan
4121-2 A003 Rev P14 Proposed Site layout and external finishes
4121-2 A200 Rev P6 Proposed ground floor plan
4121-2 A201 Rev P7 Proposed first floor plan
4121-2 A202 Rev P4 Proposed second floor plan



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 4121-2 A203 Rev P4 Proposed roof plan
 - 4121-2 A210 Rev P1 Proposed gatehouse details
 - 4121-2 A300 Rev P7 Proposed elevations
 - 4121-2 A410 Rev P3 Proposed site sections
 - C151045 202 Rev P5 Proposed drainage strategy
 - C151045 204 Rev P5 Swept path analysis
 - C151045 205 Rev P5 Car park access and pedestrian access details
 - C151045 206 Rev P4 Topographical survey
 - 14633/E/501 Rev P6 External lighting layout
 - 1507/14 03 Rev D Detailed soft layout 1 of 3
 - 1507/14 05 Rev D Detailed soft layout 2 of 3
 - 1507/14 06 Rev D Detailed soft layout 3 of 3
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be first agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.
 4. Development shall be carried out in accordance with the approved schedule of landscape maintenance, reference 1507/14/RP03 Rev A from Barry Chinn Associates. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
 5. Prior to the first occupation of the development the parking, manoeuvring and service areas shall be laid out in accordance with the approved details and thereafter retained for those purposes for the life of the development.



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- Prior to first use of the proposed development the cycle storage facilities shown on Dwg No. 4121 A231 P3 shall be provided and thereafter retained for those purposes for the life of the development.
- The development hereby permitted shall not be commenced until a Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic including the provision of signage to discourage associated traffic from utilising central reservation gaps along the A34, operational times of temporary traffic signals on the A34, delivery times and internal compound arrangements.
- The development hereby permitted shall not be commenced until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works.
- Prior to the occupation of the development permitted by this consent a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with the "Framework Travel Plan" as referenced in condition 17 of planning permission 13/18188/AMN. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority.
Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

10. The vehicular and pedestrian accesses shall be implemented in accordance with the approved details shown on drawing no 4121-2 A003 P14, and be completed before the development is first brought into use. Any alterations from the approved drawings shall be submitted to the Local Planning Authority for approval before implementation.
11. The development permitted by this planning permission shall only be carried out in accordance with the approved Drainage Strategy (Report: Hydrock Ref R/151045/F001 Issue 4, February 2015 and Drawing: Proposed Drainage Strategy, Drawing Number 202 Revision P5) and the following mitigation measures detailed:
 1. Limiting the surface water run-off discharged from the site so that it will not exceed the rates stated on SCC Drawing No J1229-100 Revision A.
 2. Provision of 366 cu. m. attenuation storage on the site.
 3. Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. This must include regular inspection and maintenance of all separators and geocellular storage tanks.
12. Before any development commences on the above ground part of any building hereby approved, details of the facing materials to the external walls of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

13. Before any development commences on the above ground part of any building hereby approved, details of all plant equipment shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the impact of any chillers and other fixed plant and equipment on the nearest noise sensitive property. The development shall thereafter be carried out in accordance with the approved details.
14. Notwithstanding any description / details in the application documents, prior to the installation of any panels to be installed on the roof, details of the dimensions, design, materials and colour finish of the thermal and photovoltaic panels to be installed in the roof area of the building shown on drawing 4121 A225 P2 shall be submitted to the Local Planning Authority for approval in writing. The panels shall thereafter be installed in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.
15. The development hereby approved shall be used only for purposes within Class B1 (Business) (b) and (c), B2 (General Industry) and B8 (Storage and Distribution) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.
16. The finished floor levels of the building shall be as shown on drawing 4121-2 A003 P14 Proposed site layout and external finishes plan, unless otherwise agreed in writing by the Local Planning Authority.
17. The development hereby approved shall be carried out in accordance with the details contained in Plots 3 and 5 Noise Impact Assessment VC-101824-EN-RP-0001 Rev 00, unless otherwise agreed in writing with the Local Planning Authority.



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
5. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
7. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
8. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
9. In the interests of sustainability and to reduce the dependency on the private motor vehicle (Paragraph 29 of the National Planning Policy Framework).



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

10. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
11. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Policy N2 of The Plan for Stafford Borough).
12. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
13. To ensure the satisfactory appearance of the development and to safeguard the occupiers of nearby residential properties from undue noise. (Policies N1 (e), (g) and (h) of The Plan for Stafford Borough).
14. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
15. To define the permission and as an unrestricted permission could result in harmful impacts on existing town centres, contrary to Policy Stafford 1 of the Plan for Stafford Borough.
16. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
17. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.



Alstom Ltd And Goodman Real Estate (UK) Ltd C/O GVA FAO Mr Matthew Fox 3 Brindley Place Birmingham B1 2JB	Date Registered Decision Date Issued Date	7 May 2015 10 August 2015 11 August 2015
--	---	--

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 As the business park roads are currently un-adopted then the applicant will not require a formal highway legal agreement to carry out this work but will still need any detail to be agreed and any works supervising. If the roads do become adopted prior to the work commencing then the applicant will require a Minor Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. Please contact them for further information and an application form for the Minor Works Agreement - Staffordshire County Council at Network Management Unit, Staffordshire Place 1, 2 Staffordshire Place, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk)

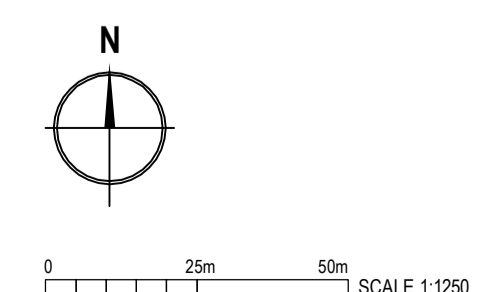
Head of Planning and Regeneration
On behalf of the Council



Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

P5 - Red line revised to suit HGV access 15.04.15/JCL
 P4 Red line revised to incorporate unadopted road 14.04.15/JCL
 P3 - red line revised to suit vision splay 09.04.15/JCL
 P2 - Red line revised to include site entrances 12.02.15/JCL
 P1 - Planning issue 30.01.15/JCL

Rev: _____ Date: _____
 The Old Rectory Rectory Lane Milton Malsor
 NORTHAMPTON NN7 3AQ
 t: +44 (0)1604 858916 f: +44 (0)1604 859123
 www.peter-haddon.com



php architects

PLOT 3/5 UNIT
 Goodman Real Estate (UK) Ltd
 REDHILL BUSINESS PARK, STAFFORDSHIRE

PLOT 3/5 SITE LOCATION PLAN

Issue Purpose: **PLANNING ISSUE**
 Drawn by: JCL Checked by: rm
 Scale @ A1: 1:1250 Date: Jan 2015
 CAD ref: 4121-2 RED 002.CAD Dwg no.: **4121-2-A001** Rev: P5

Copyright reserved. Dimensions to be checked on site. Discrepancies to be reported before proceeding



The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application No: 15/22687/REM
Proposed Development Discharged all reserved matters pertaining to Plots 4 & 6 identified as part of the Phase II development. Discharge of Conditions 3 (Reserved Matters), 6 (Scale and Appearance), 9 (Level of Floor Slab).
Location Land Off A34 North Site Of Former Redhill Villa Stone Road Redhill
O. S. Reference: 390677 326622

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby approve the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

In accordance with the accompanying plans, subject to the conditions specified hereunder:-

1. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
14213 0300 Rev - Site location plan
14213 0301 Rev - Site survey
14213 0302 Rev - Site masterplan extract
14213 0303 Rev A Existing constraints
14213 0310 Rev A Block plan



The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

14213 0311 Rev F Site arrangement plan
14213 0312 Rev A Ground floor plan
14213 0313 Rev 0 First floor plan
14213 0314 Rev 0 Roof plan
14213 0315 Rev C Elevations
14213 0316 Rev A Substation details.

2. Before the development commences a landscape scheme, including the landscape focal point, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be completed within 12 months of the completion of the development. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
3. Prior to first use of the proposed development the parking, manoeuvring, service areas and access roadways shall be completed in a bound material with the individual parking bays clearly delineated and retained for those purposes only for the life of the development hereby permitted.
4. A minimum of 136 parking spaces shall be provided in the event of the building being used for B8 use, and a minimum of 227 parking spaces shall be provided in the event of the building being used for B2 use. The required number of spaces shall be provided before the building is brought into use and thereafter retained for parking usage throughout the life of the development.



The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

5. Prior to first use of the proposed development the cycle storage facilities shown on Drawingg No. 14213 0311 Rev F shall be provided and thereafter retained for those purposes only for the life of the development.
6. Before any development commences on the above ground part of any building hereby approved, details of the facing materials to the external walls of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
7. No external plant or machinery shall be installed at the premises without the prior permission of the local planning authority.



The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

8. Before development commences details a drainage strategy shall be submitted to the Local Planning Authority for approval. The drainage strategy shall demonstrate that the surface water run-off generated up to and including the 1 in 100 year critical storm (plus climate change), will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Further details must also be provided to confirm that surface water will not leave the proposed site in the 100 year plus 20% (for climate change) event. If the system surcharges, the location of any surcharge should be identified as should any resultant overland flood flow routes. Any excess surface water should be routed away from any proposed or existing properties. MicroDrainage calculations must be included to demonstrate this, including the necessary attenuation volume, pipeline schedules, network information and results summaries. The development shall be carried out in accordance with the agreed details.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).



The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

3. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
5. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
6. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
7. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
8. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Policy N2 of The Plan for Stafford Borough).

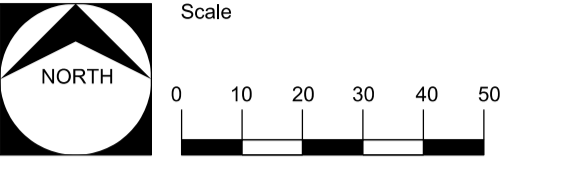
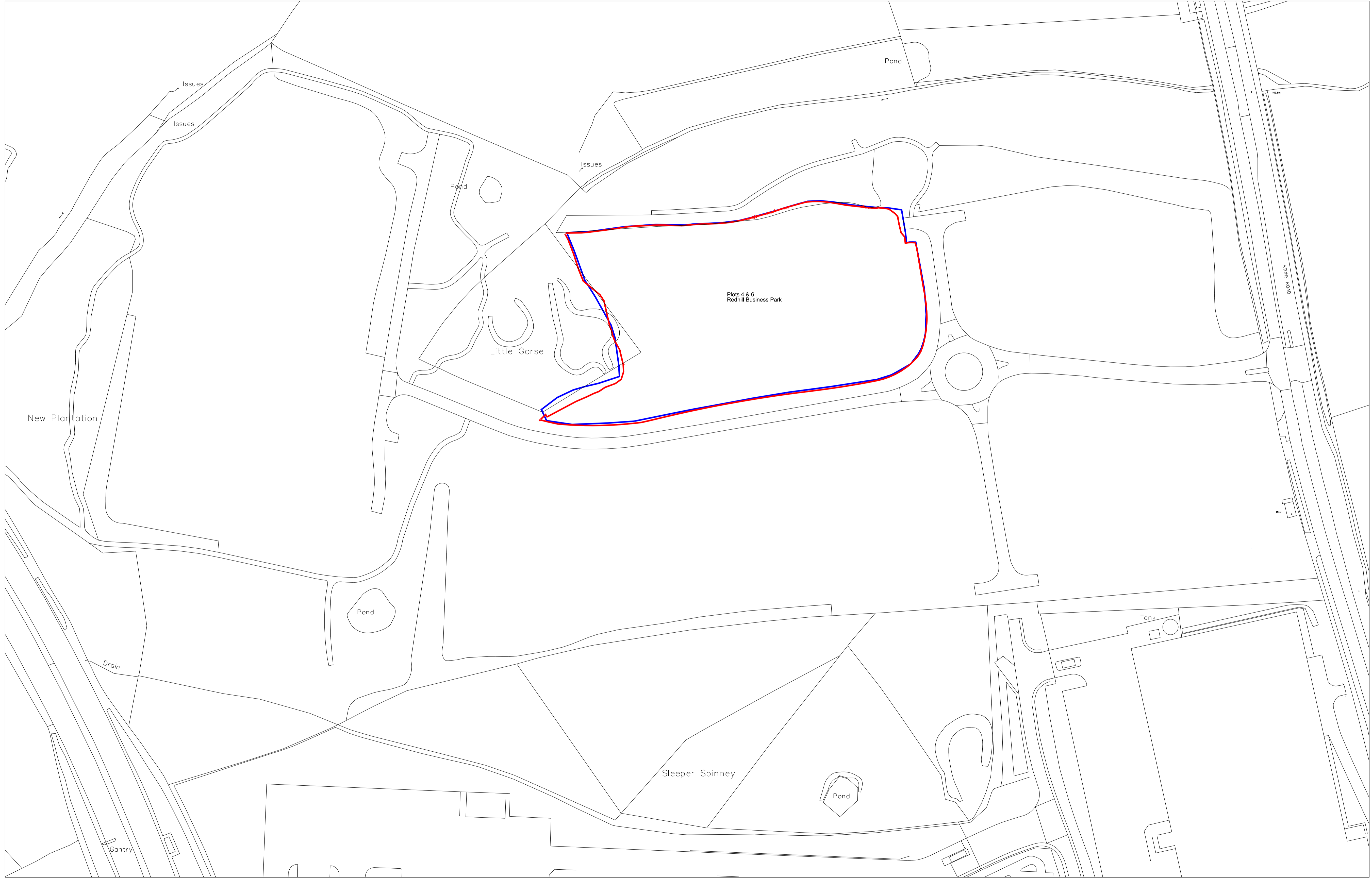




The Trustees Of The Rockspring
Hanover Property Unit Trust
FAO Of Mr Ian Page
Brook Hall
Brook Street
Warwick
Warwickshire
CV34 4BL

Date Registered 4 August 2015
Decision Date 30 October 2015
Issue Date 30 October 2015

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Head of Planning and Engineering Services
On behalf of the said Council



-  Ownership Boundary
-  Planning Application Boundary

REVISION

PLANNING ISSUE

Client
TREBOR DEVELOPMENTS LLP

Project
**REDHILL BUSINESS PARK
PLOTS 4&6**

Drawing Title
SITE LOCATION PLAN

Drawn	Checked	Paper Size	Scale	Date
IP	PT	A1	1:1250	
Project No. 14213		Drawing No. 0300		Revision -

**CORSTORPHINE
+WRIGHT**