



TOWN AND COUNTRY PLANNING ACT 1990

Defence Estates
Blandford House
Farnborough Road
Aldershot
Hampshire
GU11 2HA

Applicant:
Ministry Of Defence

PART I - DETAILS OF APPLICATION

Date of Application

16th November 2007

Application No.

07/02438/COMIND

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Replacement High Explosives Fabrication Facility building, associated outbuildings and access roads, vehicle turning areas, hard standings, blast protection, 8 x lightning conductor towers, security fencing, landscaping and temporary construction enclave.

AWE Aldermaston, Aldermaston, Reading, Berkshire RG7 4PR

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **GRANTS** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. The development shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policies DP1, DP6 and DP8 of the Berkshire Structure Plan 2001-2016 and OVS2, ENV18 and ECON2A of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. No development shall commence until samples of the materials to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application, and shall where necessary include the submission of samples of glass, plastic

and mortar materials. The development shall be constructed in the materials approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

3. No development shall commence until details of the cycle parking proposed have been submitted to and approved in writing by the Local Planning Authority. These areas shall, thereafter, be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles in accordance with Policy OVS3 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

4. No development shall commence until a detailed scheme of landscaping for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme should accord with the Illustrative Framework 2005. The development shall thereafter be landscaped in accordance with the approved scheme which shall ensure:

- a) The carrying out of any earth moving operations concurrently with the carrying out of the building and other works;
- b) Completion of the scheme during the planting season next following completion of the buildings, or such other date as may be agreed in writing by the Local Planning Authority;
- c) The maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Local Planning Authority are dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted;
- d) The scheme must provide additional native tree and shrub planting to screen the development from Red Lane;
- e) The scheme must advance the objective to manage the character area as heathland, to retain and enhance its unique landscape character and seek further opportunity for acid grassland and open heathland;
- f) The scheme should also provide details of the marginal planting in the SUDS ponds.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development in accordance with the objectives of policy EN1 of the Berkshire Structure Plan 2001 - 2016 and policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

5. No development shall commence until details of the maintenance of the proposed landscape scheme including an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment have been submitted to and approved in writing by the Local Planning Authority. The development shall be landscaped in accordance with the approved details which shall ensure;

- (a) Details of soil preparation, plant protection, watering and weeding.

(b) Any trees shrubs or plants that die, become seriously damaged or die within five years of this development shall be replaced in the following year by plants of a similar size and species to those originally required to be planted.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with policy EN1 of the Berkshire Structure Plan 2001 - 2016 and policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

6. No development or other operations shall commence on site until details of a tree and landscape protection scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include positions and specifications of temporary fencing to be erected and no excavations for services, storage of materials, parking of vehicles, excavation of soils or materials shall take place within the area designated as being protected.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

7. No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

8. The development hereby approved shall be carried out in accordance with the BREEAM ASSESSMENT submitted by Atkins Environment dated 12th October 2007. Prior to the first occupation of the buildings hereby approved, a post construction review, carried out by a licensed assessor, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Policy OVS10 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Design - West Berkshire, Part 4 "Sustainable Design Techniques".

9. No development shall commence until details of floor levels in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed buildings and the adjacent land in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

10. The AWE Code of Construction Practice (Annex J of the Planning Supporting Statement) shall be implemented in full for the full duration of the construction activity relating to this permission at the site.

Reason: In the interests of the amenities of neighbours of this site in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

11. No development shall commence until details of the external lighting to be used in the areas around the proposed buildings has been submitted to and approved in writing by the Local Planning

Authority. Thereafter the buildings shall not be occupied until the external lighting has been installed in accordance with the approved details and thereafter no material changes to the lighting scheme shall be made unless details have been submitted to and approved by the Local Planning Authority on a planning application made for that purpose.

Reason: The Local Planning Authority wish to be satisfied that light spill from any external lighting is minimised in accordance with Policies EN5 of the Berkshire Structure Plan 2001-2006 and OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

12. No development shall commence until two copies of a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and approved in writing by the Local Planning Authority. The contaminated land assessment shall include; a desk study, details of investigative works and sampling, risk assessment and remediation strategy.

(a) The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(b) A suitably qualified Consultant shall be appointed to investigate the nature and extent of any contamination, if any, in, on or under all parts of the land to which this permission refers. All investigative works and sampling on site, together with the results of analysis must be submitted to the Local Planning Authority (and the Environment Agency as appropriate).

(c) If a hazard or hazards are identified from such investigations, a site specific risk assessment shall be undertaken to consider risks to the following: wildlife, livestock and ecosystems, building materials, water resources, the future users of the site, surrounding land and any other persons.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

13. No development shall commence until details of the programme for the phased demolition and clearance of the existing explosive facility buildings have been submitted to and approved in writing by the Local Planning Authority. These buildings shall then be demolished and cleared in accordance with the approved details.

Reason: To ensure that these existing explosive facility buildings are removed which has been an important material consideration of this application in accordance with Policies OVS2, ENV18 and ECON2A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

14. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: In order to protect controlled waters from pollution in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

15. No development shall commence until detailed designs of the proposed surface water drainage system, incorporating the sustainable drainage principles outline in Atkins report 5033650/07/0151 dated 11th October 2007 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented before the development is completed.

Reason: To prevent the increased risk of flooding, to improve water quality and to provide ecological habitat in accordance with Policies OVS2, OVS5 and ENV8 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

16. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the applicant has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In order to protect controlled waters from pollution in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

17. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any archaeological features or finds identified are adequately investigated and recorded in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

PPS1 PPG4 PPS7 SPDP1 SPDP6 SPDP8 OVS2 ENV18 ECON2A

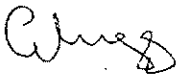
The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.

3. The development hereby approved shall be carried out in accordance with drawing title numbers JWR.1136-102, N247-00-PL00-XA1001-7D, N247-00-PL00-XA1002-7D, N247-00-PL00-XA1003-7D, N247-00-PL00-XA1004-7D, N247-00-PL00-XA1005-7D, N247-00-PL00-XA1006-7D, N247-00-PL00-XA1008-7D, N247-00-PL00-XA1009-7D, N247-00-PL00-XA1019-7D, N247-00-PL00-XA1020-7D, N247-00-PL00-XA1021-6D, N247-00-PL00-XA1022-6D, N247-00-PL00-XA1023-6D, N247-00-PL00-XA1024-4D, N247-00-PL00-XA1025-4D, N247-00-PL00-XA1026-4D, N247-00-PL00-XA1027-4D, N247-00-PL00-XA1028-3D, N247-00-PL00-XA1029-4D and N247-00-PL00-XA1030-2D dated 16th November 2007 unless otherwise agreed in writing by the Local Planning Authority.
4. The applicant is advised to seek prior consent (section 61, Control of Pollution Act 1974) to ascertain the extent of additional construction noise conditions that may be imposed. For further information contact the Head of Environmental Health.

Decision Date :- 6th February 2008



Gary Lugg
Head of Planning & Trading Standards