Thomas Deery BA (HONS) MSc
Head of Regeneration and Development

TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT

Date valid application received:
13/02/2025

Application No: P/2025/00024

Name and address of Agent:
Ian Burgess
FRANKLIN ELLIS
THE OLD PUMPHOUSE
5 THE ROPEWALK
NOTTINGHAM
NG1 5DU

Name and address of Applicant:
East Staffordshire Borough Council
Burton Town Hall
King Edward Place
Burton upon Trent
DE14 2EB

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby PERMITS:

Description: Redevelopment of site including: change of use of Bass House from offices to brewery heritage museum, archive centre and visitor experience (Class F1) with ancillary food and beverage sales (Class E(b)) with associated alterations comprising the demolition of existing single storey rear projection, existing extension to inner courtyard, external staircases and existing wall and gates, erection of a single storey extension and canopy to the south-east elevation, a single storey link extension to existing inner courtyard and erection of replacement wall and gates, installation of solar panels to the roof, and associated internal alterations; change of use of the Water Tower to an exhibition centre (Class F1) with associated alterations comprising the erection of a single storey link extension to the south-west elevation and a glazed extension to the roof to enable roof to be used as a viewing platform; change of use of Carling House from offices to a hotel (Class C1), with associated alterations comprising the demolition of existing single storey extension, alterations to the fenestration on all elevations, provision of associated of car and cycle parking; demolition of Trent House and associated site clearance works; erection of a detached two storey building to form Washlands Visitor Centre (Class F1); and public realm improvements including the provision of public open space with plaza to provide public events space and associated hard and soft landscaping

Location: High Street, Burton upon Trent, Staffordshire, DE14 1JZ

in accordance with the submitted documents and plans, subject to the condition(s) specified hereunder and subject to a Unilateral Undertaking:

1 - Time Limit - 3Yr Standard

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 - Approved Plans - Standard

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

Drawing No.s:

Site Plans:

1000 Rev P5, 1:500 Existing Site Plan dated as received on 01/04/2025

1200 Rev P6, 1:500 Proposed Site Plan dated as received on 01/04/2025

1201 Rev P7, 1:1250 Site Location Plan dated as received on 29/01/2025

1204 Rev P4, 1:500 Site Sections dated as received on 06/01/2025

1205 Rev P2, 1:500 Demise Plan (Proposed Overlay) dated as received on 29/01/2025

Bass House Drawings:

1000 Rev P3, 1:500 Bass House Existing Site Plan dated as received on 06/01/2025

1200 Rev P3, 1:500 Bass House Proposed Site Plan dated as received on 06/01/2025

2000 Rev P6, 1:100 Bass House Existing Ground Floor Plan dated as received on 29/01/2025

2001 Rev P6, 1:200 Bass House Existing First Floor Plan dated as received on 13/02/2025

2002 Rev P4, 1:200 Bass House Existing Second Floor Plan dated as received on 29/01/2025

2003 Rev P4, 1:200 Bass House Existing Roof Plan dated as received on 29/01/2025

2100 Rev P8, 1:200 Bass House Demolition Plan Ground Floor dated as received on 16/07/2025

2101 Rev P8, 1:200 Bass House Demolition Plan First Floor dated as received on 10/10/2025

2102 Rev P5, 1:100 Bass House Demolition Plan Second Floor dated as received on 29/01/2025

2103 Rev P5, 1:200 Bass House Demolition Plan Roof Plan dated as received on 13/02/2025

2220 Rev P8, 1:200 Bass House Proposed Ground Floor Plan dated as received on 29/01/2025

2221 Rev P9, 1:200 Bass House Proposed First Floor Plan dated as reeived on 10/10/2025

2222 Rev P4, 1:200 Bass House Proposed Second Floor Plan dated as received on 29/01/2025

2226 Rev P4, 1:200 Bass House Proposed Roof Plan dated as received on 29/01/2025

3200 Rev P3, 1:100 Bass House Section AA Existing dated as received on 06/01/2025

3201 Rev P3, 1:100 Bass House Section AA Proposed dated as received on 06/01/2025

3202 Rev P3, 1:100 Bass House Section BB Existing dated as received on 06/01/2025

3203 Rev P3, 1:100 Bass House Section BB Proposed dated as received on 06/01/2025

3700 Rev P4, 1:100 Bass House Existing Elevation North-West dated as received on 06/01/2025

3701 Rev P4, 1:100 Bass House Existing Elevation South-West dated as received on 06/01/2025

3702 Rev P2, 1:100 Bass House Existing Elevation North-East dated as received on 06/01/2025

3703 Rev P2, 1:100 Bass House Existing Elevation South-East dated as received on 06/01/2025

3750 Rev P4, 1:100 Bass House Proposed Elevation South-East dated as received on 06/01/2025

3751 Rev P2, 1:100 Bass House Proposed Elevation South-West dated as received on 06/01/2025

3752 Rev P2, 1:100 Bass House Proposed Elevation North-East dated as received on 06/01/2025

3753 Rev P2, 1:50 Bass House Proposed Elevation SE Focused dated as received on 06/01/2025

3754 Rev P2, 1:100 Bass House Proposed Sectional Elevation 1 dated as received on 06/01/2025

3755 Rev P2, 1:100 Bass House Proposed Sectional Elevation 2 dated as received on 06/01/2025

3756 Rev P2, 1:100 Bass House Proposed Sectional Elevation 3 dated as received on 06/01/2025

3757 Rev P2, 1:100 Bass House Demolition Elevation South-East dated as received on

06/01/2025

Carling House Drawings:

1000 Rev P2, 1:500 Carling House Existing Site Plan dated as received on 06/01/2025

1200 Rev P6, 1:500 Carling House Proposed Site Plan dated as received on 06/01/2025

2120 Rev P5, 1:200 Carling House Existing Ground Floor Plan dated as received on 06/01/2025

2121 Rev P3, 1:200 Carling House Existing First Floor Plan dated as received on 06/01/2025

2122 Rev P3, 1:200 Carling House Existing Second Floor Plan dated as received on 06/01/2025

2123 Rev P3, 1:200 Carling House Existing Roof Plan dated as received on 06/01/2025

2150 Rev P3, 1:200 Carling House Demolition Plan Ground Floor dated as received on 06/01/2025

2151 Rev P3, 1:200 Carling House Demolition Plan First Floor dated as received on 06/01/2025

2152 Rev P3, 1:200 Carling House Demolition Plan Second Floor dated as received on 06/01/2025

2155 Rev P3, 1:200 Carling House Demolition Plan Roof Level dated as received on 06/01/2025

2220 Rev P6, 1:200 Carling House Proposed Ground Floor Plan dated as received on 13/02/2025

2221 Rev P5, 1:200 Carling House Proposed First Floor Plan dated as received on 13/02/2025

2222 Rev P5, 1:200 Carling House Proposed Second Floor Plan dated as received on 13/02/2025

2225 Rev P3, 1:200 Carling House Proposed Roof Plan dated as received on 06/01/2025

2299 Rev P5, 1:50 Carling House Typical Guestroom Layouts dated as received on 06/01/2025

3100 Rev P6, 1:75 Carling House Existing GA Sections dated as received on 06/01/2025

3200 Re P3, 1:75 Carling House Proposed GA Sections dated as received on 06/01/2025

3600 Rev P5, 1:100 Carling House Existing Elevations West and South dated as received on 06/01/2025

3601 Rev P5, 1:100 Carling House Existing Elevations North and East dated as received on

06/01/2025

3700 Rev P5, 1:100 Proposed Elevations West and South dated as received on 06/01/2025

3701 Rev P5, 1:100 Carling House Proposed Elevations North and East dated as received on 06/01/2025

3702 Rev P5, 1:100 Carling House Proposed Elevations (Part Elevations) dated as received on 06/01/2025

Town House Drawings:

1000 Rev P2, 1:200 Town House Existing Site Plan dated as received on 06/01/2025

1200 Rev P2, 1:200 Town House Proposed Site Plan dated as received on 06/01/2025

2200 Rev P4, 1:50 Town House Existing Ground Floor Plan dated as received on 06/01/2025

2201 Rev P4, 1:50 Town House Existing First Floor Plan dated as received on 06/01/2025

2207 Rev P2, 1:50 Town House Existing Roof Plan dated as received on 06/01/2025

3100 Rev P4, 1:50 Town House Section AA Existing dated as received on 06/01/2025

3700 Rev P4, 1:100 Town House Existing Elevations dated as received on 06/01/2025

3701 Rev P2, 1:50 Town House Existing Sectional Elevations 1 dated as received on 06/01/2025

3702 Rev P2, 1:50 Town House Existing Sectional Elevations 2 dated as received on 06/01/2025

5150 Rev P4, NTS Town House Axonometric NW dated as received on 06/01/2025

5151 Rev P2, NTS Town House Axonometric SE dated as received on 06/01/2025

Trent House Drawings:

2223 Rev P1, 1:100 Trent House Existing Ground Floor Plan dated as received on 29/01/2025

2224 Rev P1, 1:100 Trent House Existing First Floor Plan dated as received on 29/01/2025

2225 Rev P1, 1:100 Trent House Existing Second Floor Plan dated as received on 29/01/2025

2226 Rev P1, 1:100 Trent House Demolition Plan Ground Floor dated as received on 29/01/2025

2227 Rev P1, 1:100 Trent House Demolition Plan First Floor dated as received on 29/01/2025

2228 Rev P1, 1:100 Trent House Demolition Plan Second Floor dated as receive on 29/01/2025

2229 Rev P1, NTS, Trent House Photographs 1 dated as received on 29/01/2025

2230 Rev P1, NTS, Trent House Photographs 2 dated as received on 29/01/2025

2231 Rev P1, NTS, Trent House Photographs 3 dated as received on 29/01/2025

Washlands Visitor Centre Drawings:

4122 – 02 Rev B, 1:200 Washlands Visitor Centre Existing Site Plan dated as received on 29/01/2025

4122 – 10 Rev E, 1:200 Washlands Visitor Centre Proposed Site Plan dated as received on 06/01/2025

4122 – 11 Rev F, 1:100 Washlands Visitor Centre Proposed Ground Floor Plan dated as received on 06/01/2025

4122 – 12 Rev D, 1:100 Washlands Visitor Centre Proposed First Floor Plan dated as received on 06/01/2025

4122 – 13 Rev C, 1:100 Washlands Visitor Centre Proposed Roof Plan dated as received on 06/01/2025

4122 – 14 Rev B, 1:200 Washlands Visitor Centre Proposed Site Plan (Conceptual Later Phase) dated as received on 06/01/2025

4122 – 15 Rev B, 1:100 Washlands Visitor Centre Proposed Elevations dated as received on 06/01/2025

4122 – 35 Rev B, 1:100 Washlands Visitor Centre Proposed Sections dated as received on 06/01/2025

4122 – 45 Rev B, 1:100 Washlands Visitor Centre Proposed 3D Views dated as received on 06/01/2025

Water Tower Drawings:

2000 Rev P6, 1:100 Water Tower Existing Floor Plans dated as received on 06/01/2025

2150 Rev P3, 1:100 Water Tower Demolition Plans dated as received on 06/01/2025

2220 Rev P6, 1:100 Water Tower Proposed Floor Plans dated as received on 06/01/2025

2221 Rev P3, 1:100 Water Tower Proposed Extension Ground Floor dated as received on 06/01/2025

3200 Rev P6, 1:100 Water Tower Sections AA dated as received on 06/01/2025

3201 Rev P3, 1:100 Water Tower Sections BB dated as received on 06/01/2025

3700 Rev P7, 1:200 Water Tower Existing Elevations West and North dated as received on 13/02/2025

3701 Rev P4, 1:200 Water Tower Existing Elevations East and South dated as received on 13/02/2025

3710 Rev P7, 1:200 Water Tower Proposed Elevations West and North dated as received on 13/02/2025

3711 Rev P4, 1:200 Water Tower Proposed Elevations East and South dated as received on 13/02/2025

Drainage Plans:

50345_T_UG Rev 0, 1:500 Utility Survey dated as received on 06/01/2025

2240269-EWP-ZZ-EX-DR-C-10000 Rev P01, 1:500 Existing Below Ground Drainage dated as received on 06/01/2025

2240269-EWP-ZZ-00-DR-C-10001 Rev P01, 1:500 Proposed Surface Water Drainage Strategy Site Masterplan dated as received on 06/01/2025

2240269-EWP-ZZ-00-DR-C-10002 Rev P01, 1:500 Proposed Surface Water Drainage Strategy – Catchment A, dated as received on 06/01/2025

2240269-EWP-ZZ-00-DR-C-10003 Rev P01, 1:250 Proposed Surface Water Drainage Strategy – Catchment B, dated as received on 06/01/2025

2240269-EWP-ZZ-00-DR-C-10004 Rev P01, 1:250 Proposed Surface Water Drainage Strategy – Catchment C, dated as received on 06/01/2025

2240269-EWP-ZZ-00-DR-C-40000 Rev P01, 1:500 Proposed Catchment Plan dated as received on 06/01/2025

Landscaping Plans:

MSB-LDA-S1-00-DP-L-0102 Rev P01, 1:500 Tree Retention and Removal Plan dated as received on 06/01/2025

9851-MSB-S1-00-DP-L-1102 Rev P01, 1:500 Landscape General Arrangement Plan dated as received on 06/01/2025

9851-MSB-LDA-S1-00-DP-L-2101 Rev P01, 1:500 Hardworks General Arrangement Plan dated as received on 06/01/2025

9851-MSB-LDA-S1-00-DP-L-4102 Rev P01, 1:500 Levels and Drainage General Arrangement Plan dated as received on 06/01/2025

9851-MSB-LDA-S1-00-DP-L-5101 Rev P01, 1:500 Softworks General Arrangement Plan dated as received on 06/01/2025

MSB-LDA-XX-00-DP-L-5102, 1:750 Proposed Tree Planting Schedule dated as received on

10/10/2025

9851-MSB-LDA-S1-00-DP-L-5104 Rev P01, 1:1000 Planting Schedule dated as received on 06/01/2025

THL-1279-1, 1:500 Tree Constraints Plan dated as received on 06/01/2025

Plant and Equipment Plans:

3010 Rev P1, 1:500 Proposed External Lighting Layout dated as received on 06/01/2025

6010 Rev P1, 1:500 Proposed EV Charging and Small Power Layout dated as received on 06/01/2025

8010 Rev P1, NTS, Proposed External Lighting Legend dated as received on 06/01/2025

Documents:

Air Quality Assessment by Air & Acoustic Consultants ref: 100829 Rev 01, dated as received on 21/08/2025

Arboricultural Report by Tree Heritage Ltd ref: THL-R24-113 dated as received on 06/01/2025

Bat Surveys by Apex Ecology ref: HB/240705 dated as received on 21/07/2025

Biodiversity Net Gain Metric dated as received on 06/01/2025

Biodiversity Net Gain Assessment by Swan Environmental ref: CW20-2397 RPT 002 dated as received on 06/01/2025

Design and Access Statement by Franklin Ellis Architects Rev P1, dated as received on 06/01/2025

Electric Vehicle Charging Point Datasheet, ROLECEV Ultracharge 80 dated as received on 29/01/2025

Electric Vehicle Charging Point Datasheet ROLECEV Basic charge dated as received on 29/01/2025

Environmental Noise Impact Assessment by ADT Acoustic Design Technology Ltd ref: ADT 3788 dated as received on 06/01/2025

Flood Risk Assessment by ADC Infrastrucuture ref: ADC3634 dated as received on 06/01/2025

Flood Risk Addendum by ADC Infrastructure ref: ADC3634-RP-I dated as received on 22/04/2025

Heritage Impact Assessment by Marrons ref: 901591.3 dated as received on 13/02/2025

Landscape, Design and Access Statement Version 01 (20.12.2024) by LDA Design Consulting Ltd, dated as received on 06/01/2025

Lighting Assessment Report by Edmond Shipway ref: ER60653-ES-MS-XX-RP-E-0001 Rev P1, dated as received on 06/01/2025

Phase 1 Preliminary Site Assessment by Hexa Consulting Ltd ref: 601075-HEX-XX-XX-RP-GE-0001 Rev P02, dated as received on 06/01/2025

Planning Statement by Marrons ref: 901591.4 dated as received on 06/01/2025

Preliminary Ecological Appraisal by Swan Environmental ref: CW20-2397 RPT 001 dated as received on 06/01/2025

Schedule of Works dated as received on 13/02/2025

Sewer Record and Tabular dated as received on 06/01/2025

Solar Panel Datasheet, Vertex S Dual Glass N type i-TOPCon Module dated as received on 29/01/2025

Summary of Structural Works by ElliottWood ref: 2240269-EWP-ZZ-XX-RP-S-0001 Rev P01 dated as received on 06/01/2025

Sustainable Drainage Strategy Ref 2240269-EWP-ZZ-RP-C-00001 by ElliottWood dated as received on 06/01/2025

Transport Assessment by ADC Infrastructure ref: ADC3634-RP-H dated as received on 19/03/2025

Transport Statement and Travel Plan by ADC Infrastructure ref: ADC3634-RP-B dated as received on 06/01/2025

Travel Plan by ADC Infrastructure ref: ADC3634-RP-C dated as received on 19/03/2025

Tree Condition and BS5837 Survey by Bramley Tree Consultancy Ltd dated as received on 06/01/2025

Tree Survey Schedule (Appendix A) by Tree Heritage Ltd, dated as received on 06/01/2025

Reason: For the avoidance of doubt to ensure the development will not adversely affect the special architectural and historic interest of the listed buildings and their settings and the character and appearance of the Washlands/Burton Town Centre Conservation Area and the wider locality, the amenities of neighbouring properties, flood risk/drainage, ecology/biodiversity or the safe and efficient use of the adjoining highways in accordance with East Staffordshire Local Plan Policies SP1, SP2, SP11, SP15, SP20, SP21, SP23, SP24, SP25, SP26, SP27, SP28, SP29, SP32, SP34, SP35, DP1, DP2, DP5, DP7, DP8 and DP10, the East Staffordshire Design Guide, the Brewery Building Conversion Design Guidance Supplementary Planning Document, the Separation Distances and Amenity SPD, the Parking Standards SPD, the Climate Change and Sustainable Development Supplementary Planning Document, the Open Space Supplementary Planning Document, the Waste Storage and Collection Guidance Supplementary Planning Document, and the National Planning Policy Framework.

3 - (Grampian) Bat Licence

No development shall take place in any phase(s)/sub phase(s) until written evidence has been provided to the Local Planning Authority of the granting of the relevant bat licence(s) by Natural England.

Reason: As recommended by Staffordshire Wildlife Trust to safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

4 - Phasing

No development shall take place until details of phasing of the development 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 phasing plan, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the development and its surroundings, including heritage assets, in accordance with East Staffordshire Local Plan Policies SP1, SP4, SP25, DP1 and DP6 and the National Planning Policy Framework.

5 - Details of Materials

No above ground work for any phase or sub-phase of the development shall take place until samples and details of all materials to be used externally for that phase/sub-phase, ensuring the product name and manufacturer is provided (including details of coursing of brickwork, roof tiles, cladding, metal finishes etc), have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the buildings and their surroundings, including heritage assets, in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, DP1 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

6 - Details of Street Furniture

No above ground works for a phase or sub-phase of the development shall take place until samples and details of all street furniture proposed within the site, including (but not limited to) bollards, lighting columns, bins, benches, etc, for that phase/sub-phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the buildings and their

surroundings, including heritage assets, in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, DP1 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

7 - Details of Landscaping and Boundary Treatments

No above ground work for a phase or sub-phase of the development shall take place until a scheme of landscaping and boundary treatments related to that phase/sub-phase has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a landscaping scheme to enhance the development is provided in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP1, the East Staffordshire Design Guide and the National Planning Policy Framework.

8 - Implementation of Landscaping

For any phase or sub-phase all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings in that phase/sub-phase or the completion of the phase/sub-phase , whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP1, the East Staffordshire Design Guide and the National Planning Policy Framework.

9 - Implementation of Boundary Treatments

For any phase or sub-phase any scheme of boundary treatments approved as part of the landscaping scheme required by Condition 7 above shall be completed prior to that phase/sub-phase of the development first being brought into use.

Reason: To safeguard the visual amenities of the area in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP1 and the National Planning Policy Framework.

10 - Protection of Trees During Development

All existing trees and hedges shown as being retained on the plans hereby approved shall be protected by 2m high fencing in line with the Tree Protection Barrier recommendations contained within British Standard 5837 (2012) ‘Trees in Relation to Construction’. Such fencing shall be erected before development commences and shall be retained at all times whilst construction work is taking place unless otherwise first agreed in writing by the Local

Planning Authority.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with East Staffordshire Local Plan Policy DP8 and the National Planning Policy Framework.

11 - Archaeology

In respect of archaeology:
A) No phase/sub-phase of development shall take place until an Archaeological Management Plan (AMP) has been submitted to and approved in writing by the Local Planning Authority. The AMP shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
B) The archaeological site work for each phase/or sub-phase shall thereafter be implemented in full in accordance with the Archaeological Management Plan approved under condition (A).
C) No phase or sub-phase of the development shall be brought into use until the site investigation and post-excavation assessment for that sub-phase has been completed in accordance with the Archaeological Management Plan approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that no development takes place which may adversely affect any items of archaeological interest without adequate prior investigation in accordance with East Staffordshire Local Plan Policies SP1, SP25 and DP5 the National Planning Policy Framework.

12 - Archaeology - Recording of Historic Fabric

No phase or sub-phase of the development shall take place until a Project Design for historic building recording for that phase/sub-phase has been submitted to and approved in writing by the Local Planning Authority. The Project Design shall include details of the programme of historic building recording to Level 3 standard to be carried out within the site, including post-fieldwork reporting and archiving, along with timescales for this to be completed. This shall include recording of the listed buildings within the site and Trent House. The approved historic building recording shall thereafter be implemented in full in accordance with the approved Project Design and timescales for each phase of development.

Reason: To allow for the appropriate recording of items of archaeological and historic interest in accordance with East Staffordshire Local Plan Policies SP25 and DP5 and the National Planning Policy Framework.

13 - Details of Disposal of Foul Water

No phase or sub-phase of the development shall take place until a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to its first occupation.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with East Staffordshire Local Plan Policies SP1, SP27 and DP7 and the National Planning Policy Framework.

14 - Surface Water Drainage

No phase or sub-phase of development shall take place until the final detailed surface water drainage design related to that phase/sub-phase of development has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The final design shall conform to the design detail summarised in the Sustainable Drainage Strategy reference 2240269-EWP-ZZ-RP-C-00001 Revision P01, 20/12/2024.

The design must further demonstrate:

- A CCTV Survey demonstrating the condition of the existing drainage system.
- Restricted discharge rates as per the approved sustainable drainage strategy document. Attenuation storage to achieve restricted rate.
- The use of SuDS feature to promote reuse and recycling of roof runoff and to provide source control to provide betterment in overall run-off from the existing site.
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.
- Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.
- The hydraulic modelling design shall use FEH Rainfall Data and shall apply an allowance upon rainfall to model the impact of climate change.
- A plan showing the total impermeable/permeable areas of the development shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance plan to ensure that surface water drainage system shall be maintained and managed for the lifetime of the development.

  To include the name and contact details of the body(-ies) responsible.

The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with East Staffordshire Local Plan Policies SP1, SP27 and DP7 and

the National Planning Policy Framework.

15 - Provision of Access

Prior to the first use of any phase/sub-phase of development hereby approved, the access to that phase/sub-phase of development shall be provided up to the adopted highway and shall be properly constructed to at least base course level.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policies SP1 and SP35, the Parking Standards SPD and the National Planning Policy Framework.

16 - Provision of Parking Spaces/Turning and Servicing Arrangements

Prior to the first use of any phase/sub-phase of the development hereby approved, the turning and servicing arrangements and car and (where relevant) bus parking spaces relating to that phase/sub-phase of development shall be provided in accordance with the approved plans, and shall be hard surfaced and positively drained to a suitable outfall to ensure no surface water runs on the public highway. Once provided the turning and servicing arrangements and car parking and bus spaces shall be retained and maintained as available for use at all times for their approved purposes for the lifetime of the development.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policies SP1 and SP35, the Parking Standards SPD and the National Planning Policy Framework.

17 - Provision of Secure and Covered Cycle Parking

Prior to the first use of any phase/sub-phase of development hereby approved, details of the secure and covered cycle parking facilities relating to the relevant phase/sub-phase of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and once provided the secure and covered cycle parking facilities shall be retained and maintained as being available for use for their approved purpose for the lifetime of the development.

Reason: In the interests promoting sustainable forms of travel in accordance with East Staffordshire Local Plan Policies SP1 and SP35, the Parking Standards SPD and the National Planning Policy Framework.

18 - Construction Management Plan

No phase/sub-phase of the development shall take place until a Construction Management Plan related to that phase or sub-phase of development has been first submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall provide details of the parking of vehicles of site personnel, operatives and visitors,

loading and unloading of plant and materials, storage area of plant and materials used during the construction of the development, and appropriate wheel wash facilities and measures to mitigate the deposition of deleterious material on the public highway. The approved Construction Management Plan shall be implemented and adhered to for each phase/sub-phase of development throughout the demolition/construction/renovation period unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with East Staffordshire Local Plan Policies SP1 and SP35 and the National Planning Policy Framework.

19 - Sustainable Travel Plan

Notwithstanding the submitted Sustainable Travel Plan, no phase/sub-phase of development shall be first occupied, until a Sustainable Travel Plan related to that phase or sub-phase of development has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Travel Plan shall contain a monitoring methodology, which shall include a survey methodology for assessing the travel mode choices of visitors and staff, an initial series of targets for model shifts for visitors and staff and a secondary series of targets should the initial targets not be achieved. These secondary targets could include contributions to improving infrastructure to support sustainable travel modes as well as or instead of other measures to drive change. The approved Sustainable Travel Plan shall be monitored and managed including an agreed surveying system to identify travel choices of visitors and staff, changes in those travel choices and submission of annual reports from the Travel Plan Co-Ordinator to the Local Planning Authority for at least five years from the use of the final phase of the development, or until the targets in the Sustainable Travel Plan are met.

Reason: As recommended by the Highway Authority to promote sustainable forms of transport in accordance with East Staffordshire Local Plan Policies SP1 and SP35 and the National Planning Policy Framework.

20 - Positions of Digital Information Boards

No phase or sub-phase of the development shall be first occupied, until digital information boards related to that phase or sub-phase of development in relation to public transport (as set out in the Transport Assessment) have been installed in accordance with details first submitted to, and approved in writing by, the Local Planning Authority. The details shall show the positions, specifications and designs of the proposed digital information boards. The development shall be carried out in accordance with the approved details and the boards retained for the life of the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the locality including heritage assets and to promote sustainable forms of transport in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP25, SP35 and DP5 and the National Planning Policy Framework.

21 - Contaminated Land Tiered Investigation

No phase or sub-phase of the development shall take place, other than that required to be carried out as part of an approved scheme of remediation, unless conditions a. to f. below related to that phase/sub-phase of development, in respect of contaminated land, have been complied with:

a. Potential unacceptable risks have been identified in the Phase 1 Preliminary Risk Assessment (Ref: Hexa 601075-HEX-XX-XX-RP-GE-0001) therefore a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the aforementioned preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

b. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be submitted to and approved in writing by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

c. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and shall be submitted to and approved in writing by the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

e. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings.

f. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these must be submitted to and approved in writing by the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any buildings.

Reason: In order to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with East Staffordshire Local Plan Policies SP27, SP29 and DP7 and the National Planning Policy Framework.

22 - Imported Soil

No soils are to be imported to the site until information on their source, the results of any soil analysis, and an assessment of their suitability for use has been submitted to and approved in writing by the Local Planning Authority.

Prior to their import onto site, a suitable methodology for testing soils following their import and placement on the site should be submitted to and approved in writing by the Local Planning Authority. The methodology should include:
(i). The sampling frequency
(ii). Testing schedules
(iii). Criteria against which the analytical results will be assessed (as determined by the risk assessment)

The agreed methodology shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In order to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with East Staffordshire Local Plan Policies SP27, SP29 and DP7 and the National Planning Policy Framework.

23 - Dust Mitigation Plan

No phase or sub-phase of development shall take place until a Dust Mitigation Plan for any demolition and construction activity connected with the development of that phase or sub-phase of development hereby approved, has been submitted to and agreed by the Local Planning Authority. The submitted scheme shall be in accordance with the Institute of Air Quality Management's "Guidance on the assessment of dust from demolition and construction." Each phase/part phase of development shall be carried out in accordance with the relevant approved Dust Mitigation Plan for the duration of demolition, construction or earthworks, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the existing and proposed users in the vicinity of the site, in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP7 and the National Planning Policy Framework.

24 - Construction Noise

No demolition, construction or earthworks shall take place in any phase or sub-phase of the development until a scheme of construction noise mitigation related to that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in line with BS 5288 Part 1+A1:2014. Each phase/sub-phase of development shall be carried out in accordance with the relevant approved scheme of construction noise mitigation for the duration of demolition, construction or earthworks,

unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring land users in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP7 and the National Planning Policy Framework.

25 - Noise from Fixed Plant Equipment

No above ground works related to any phase or sub-phase of the development shall take place until a further Noise Assessment to determine the sound rating level of prospective plant equipment related to that phase or sub-phase, has been submitted to and approved in writing by the Local Planning Authority. The Noise Assessment will be required to demonstrate that the sound rating level of any prospective plant equipment shall not exceed the sound rating level limits as set out in the initial Acoustic Design Technology Report (Ref: ADT 3788/ENIA).

Where necessary a scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority, and the approved mitigation measures shall be implemented prior to the first use of each phase/sub-phase of the development and thereafter retained for the life of the development.

Reason: In the interests of the amenity of neighbouring land users in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP7 and the National Planning Policy Framework.

26 - Accordance with Air Quality Assessment

The development of each phase or sub-phase of the scheme shall be carried out in accordance with the Air Quality Assessment by Air & Acoustic Consultants ref: 100829 Rev 01, dated as received on 21/08/2025, listed under Condition 2 above, unless an alternative Air Quality Assessment has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the existing and proposed land users in the vicinity of the site, in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP7 and the National Planning Policy Framework.

27 - Hours for Demolition/Construction/Renovation

There shall be no demolition, construction or renovation operations (including deliveries) outside of the following times:
Monday to Friday 08:00 – 17:00
Saturday 09:00 – 14:00
Sunday and Bank Holidays – No Working

Reason: In the interests of the amenity of surrounding land users in accordance with East Staffordshire Local Plan Policies SP1, SP24 and DP7 and the National Planning Policy Framework.

28 - Biodiversity Net Gain and Habitat Management and Monitoring Plan

No phase of sub-phase of development shall take place until a Biodiversity Gain Plan, including a Habitat Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity (with the aim of meeting a target of 20% net gain) within a 30 year period as a result of the development related to that phase has been submitted to, and agreed in writing by, the Local Planning Authority. The Biodiversity Gain Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. The approved Biodiversity Gain Plan shall be strictly adhered to and implemented in full for its duration.

Monitoring reports will be submitted to the Local Planning Authority during years 1, 3, 5, 10, 15, 20, 25 and 20, from commencement of development unless otherwise stated in the Biodiversity Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: In the interest of ensuring measurable net gains to biodiversity and in accordance with Policy SP29 of the East Staffordshire local Plan and the National Planning Policy Framework.

29 - Ecological Enhancement Measures

No phase or sub-phase of development shall take place until details of the type and location of ecological enhancement measures related to that phase/sub-phase have been submitted to and approved in writing by the Local Planning Authority. The overall scheme as a minimum provision across the site shall provide the following Ecological Enhancement Measures:

- 5 groups of 3 no. swift boxes, on or integrated into north or east facing brickwork
- 5 no. house sparrow terraces, on or integrated into north or east facing brickwork
- 10 no. integrated bat tubes or bat boxes, located on south or west elevations
- 6 no. bat roost features to the Water Tower.

The approved ecological enhancement measures shall be installed prior to the first bringing into use/first occupation of each phase/sub-phase of development and thereafter shall be retained and made available at all times for their designated purposes for the life of the development.

Reason: To safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

30 - No Uplighting to Trees

There shall be no uplighting to trees at any time unless otherwise approved under another condition of this permission or unless planning permission has first been obtained from the Local Planning Authority.

Reason: To safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

31 - Lighting Scheme

No phase or sub phase of development shall take place until a lighting scheme, including details of all lighting proposed within the site along with details of light spillage and spread and an updated lighting contour plan to be used to inform a sensitive nocturnal lighting scheme for during and post construction works, for that phase/sub-phase of development, have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed in consultation with a licensed bat ecologist, and should include the recommendations in the approved bat and bird survey report along with the Bat Conservation Trust's Guidance on Bats and Artificial Lighting at Night. The development shall be carried out in accordance with the approved lighting scheme, which shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of the setting of heritage assets and to safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policies SP1, SP25, SP29 and DP5 and the National Planning Policy Framework.

32 - CCTV

No phase or sub-phase of development which includes late night and hospitality (food and beverage etc) shall be brought into use until details of type and positions of CCTV/Video Surveillance equipment is submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the first use of the relevant phase(s)/sub-phase of development and shall be retained and maintained for the lifetime of the development.

Reason: As recommended by Staffordshire Police in the interest of public safety in accordance with East Staffordshire Local Plan Policy SP34 and the National Planning Policy Framework.

33 - Compliance with FRA

The development shall be carried out in accordance with the Flood Risk Assessment by ADC Infrastructure ref: ADC3634 dated as received on 06/01/2025 and the Flood Risk Addendum by ADC Infrastructure ref: ADC3634-RP-I dated as received on 22/04/2025, listed under Condition 3 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of creating or exacerbating a flooding problem and to minimise

the risk of pollution in accordance with East Staffordshire Local Plan Policies SP1, SP27 and DP7 and the National Planning Policy Framework.

34 - Restrict Breathable Membranes

No breathable membranes shall be used in any part of the development/works hereby approved where there is a risk that bats will come into contact with that product.

Reason: As recommended by Staffordshire Wildlife Trust to safeguard protected species and their habitats in accordance with East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

35 - Nesting Birds

No development shall be carried out within the bird nesting season (March to September inclusive) on any phase or sub-phase of development unless a report has been submitted to and approved in writing by the Local Planning Authority to demonstrate that there is no evidence of birds nesting within that relevant phase/sub-phase. The submitted report shall be prepared by a suitably qualified ecologist based on a site inspection of the relevant phase or sub-phase of the development.

If an active nest is found during development all works shall cease immediately and details of an exclusion zone comprising a suitable fence enclosure to provide an appropriate buffer zone (to be specified by a suitably qualified ecologist) shall be submitted to Local Planning Authority for approval in writing. The exclusion zone shall be provided in accordance with the approved details prior to any works re-commencing and thereafter retained and maintained until the end of the bird nesting season (March to September inclusive) or unless it has been demonstrated in writing (by a suitably qualified ecologist) to the Local Planning Authority that the nests are no longer in use.

Reason: As recommended by Staffordshire Wildlife Trust to safeguard protected species and other wildlife habitats in accordance with the Wildlife and Countryside Act 1981, East Staffordshire Local Plan Policy SP29 and the National Planning Policy Framework.

36 - Events Management Plan: Use of Plaza to provide public events space (submission)

There shall be no use of the plaza as a public events space (as delineated on the approved plans listed at condition 2 above) until an Events Management Plan has been first submitted to and approved in writing by the Local Planning Authority. The Events Management Plan shall include details of all of the following matters:

- A framework to ensure that any individual event does not exceed a 2,000 person capacity unless otherwise agreed in writing by the Local Planning Authority.
- A framework for the management of all traffic entering and leaving the site
- A strategy for identifying projected noise levels and any associated mitigation

requirements
- A framework for the provision of event start and finish times including timeframes for setting up associated equipment (including associated vehicle movements to and from the site)
- Provisions for the monitoring of noise and activities in association with events and for review(s) and update(s) to the Events Management Plan (in light of that monitoring) to be agreed in writing with the Local Planning Authority.

The approved Events Management Plan (including any mitigation measures) shall be adhered to at all times in relation the use of the plaza as a public events space unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenities and the amenities of other land users in the area in accordance with East Staffordshire Local Plan Policies SP1, SP24, SP35, DP1 and DP7 and the National Planning Policy Framework.

Informative(s):

1: Details of Proposed Materials

The applicant is advised that in complying with Condition 4 above regarding the submission of samples and details of all external materials, ensuring the product name and manufacturer is provided and must be submitted in writing to the Local Planning Authority as part of the relevant Discharge of Condition application along with correspondence confirming that date on which samples will be made available on-site and where they will be located.

2: Pre-commencement/During Development conditions

There are a number conditions that require details to be approved before the commencement of the development and during the development. This means that the development may not be lawful until the particular requirements of these conditions have been met.

Requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority and must be paid when the request is made. Any number of conditions can be included for each request.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3: Biodiversity Net Gain

The Mandatory Biodiversity Net Gain condition will apply. Off-site provision will need to be secured and details provided in the Biodiversity Gain Plan, which should be submitted in the Defra format.

4: Vehicle Access Crossings

The applicant is advised that a Section 184 Notice of Approval from Staffordshire County Council is required prior to the new access being constructed. A vehicle access crossings information pack and an application form for a vehicle access crossing (dropped kerb) are available on the County Council's website at www.staffordshire.gov.uk/transport/staffshighways/licences/Vehicle-access/VehicleAccessCrossings

The application form can be completed online or downloaded, completed and sent to Network Management Unit, Staffordshire County Council, Staffordshire Place 1, Wedgewood Building, Tipping Street, Stafford, ST16 2DH or emailed to nmu@staffordshire.gov.uk.

5: Police Architectural Liaison Officer

The applicant is advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer. Where there is any conflict between these comments and the terms of the planning permission, the latter takes precedence.

6: Public Rights of Way

Public Footpath No.8 Burton Parish runs adjacent to the eastern boundary of the application site.

The granting of planning permission does not constitute authority for any interference with the public right of way and associated items - or its obstruction (temporary or permanent). This is the case both during the building stage or once the development is completed should the permission be granted. The term obstruction, in this context, applies to items such as gates or stiles which are regarded as licenced obstructions which must be sanctioned by the highways authority, and also to any vehicles parking on the right of way, including those associated with construction.

Users of the path must be able to exercise their public rights safely and at all times and the path be reinstated if any damage to the surface occurs as a result of the proposed development.

Where private rights exist that allow the use of vehicles along a footpath, drivers of vehicles must give way to pedestrians.

In the absence of private rights, driving a vehicle on a public right of way is a criminal offence.

If any public right of way needs diverting as part of these proposals the developer must apply to your council under section 257 of the Town and Country Planning Act 1990 to divert the public rights of way to allow the development to commence. For further information the applicant must read section 7 of DEFRA's Rights of Way Circular (1/09). In such an instance it is also strongly suggested, in order to avoid unwanted complications, that guidance should be sought from Staffordshire County Council as Highways Authority, regarding the exact position of the Public Right of Way shown on the Definitive Map.

Should this planning application be approved and any right of way require a temporary closure, please see the County Council website for guidance and an application form.

Any works that affect the surface of the footpath require discussions with the County Council Rights of Way Team prior to any works commencing.

Any hedging/trees/shrubs planted within 3 metres of the public right of way are the responsibility of the landowner not the Highways Authority (including maintenance and liability).

Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity. The possibility of the existence of a currently unrecognised public right of way, makes it advisable that the applicant pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

7: Waste Collection

The applicant is advised to note and act upon as necessary the comments of the ESBC Waste Team as set out below:

The proposed uses are commercial, therefore waste collection will be undertaken by the private sector rather than the Council. The applicant is advised to take note of the following guidance including their legal obligations:
NEW_Managing_business_waste.pdf.
The applicant is also advised to consult the Waste Collection Supplementary Planning Document which is available on the website www.eaststaffsbc.gov.uk.

8: Cadent Gas

Cadent have advised that there are gas pipelines and associated equipment within the vicinity of the application site. The applicants are advised to contact the plan protection team prior to any works commencing on site.
Email: plantprotection@cadentgas.com Tel: 0800 688588

9: Ecological Responsibilities

The applicant is advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

10: Public Sewer Crossing the Site

The applicant is advised that there may be a public sewer on or close to the site. Public sewers have statutory protection and may not be built close to, directly over, or diverted without consent. For further advice on this matter Severn Trent Water should be contacted on 01902 793883.

11: Archaeology

The Written Scheme of Investigation (WSI)* identified in the condition above should consider all appropriate aspects of archaeological work including post excavation and reporting. Any

subsequent archaeological mitigation must be the focus of a separate WSI produced after the evaluation stage and following detailed discussions with the LPA's archaeological advisor.

12: Land Contamination

You are advised that in relation to land contamination mitigation that the responsibility for securing a safe development rests with the developer and/or landowner.

13: Martyn's Law

The applicant is advised that Martyn's Law came into force in April 2025, therefore consideration should be given to mitigating against hostile vehicle movements.

14: Engagement (Proactive)

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 39 of the National Planning Policy Framework.

15: Associated Approvals

You are reminded to also comply with the conditions of the associated listed building consent. It is also pointed out that advertisement consent may be required for the display of any signage at the site.

16: Section 106 Agreement

This permission is subject to a Section 106 Agreement.

17: Bird Friendly Glazing to Carling House

The applicant is advised that Planning Committee recommends bird friendly glazing to be used within the replacement windows to Carling House.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated: 17/11/2026

Signed: Naomi Perry

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

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

- In the case where we refuse planning permission or grant it subject to conditions decision if you want to appeal then you must do so within 6 months of the date of this notice (unless the application is for a minor commercial proposal). In the case where we refuse planning permission or grant it subject to conditions for a minor commercial application, if you want to appeal against your decision then you must do so within 12 weeks 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 or online at https://www.gov.uk/appeal-planning-inspectorate.

- 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 which 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.