
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Shell UK Retail
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 11-AP-1571

Case Number TP/1396-101

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of existing petrol station to provide new forecourt canopy and retail shop building together with the erection of a new brick wall to the rear boundary with Ayres Street.

At: SHELL SOUTHWARK BRIDGE SERVICE STATION, 101 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0AX

In accordance with application received on 17/05/2011 08:01:03

and Applicant's Drawing Nos. OSP 10, PLG1 11, PLG3 11, PLG2 11, PLG5 11, PLG6 11, PLG7 11, PLG8 11, 5.01, e-mail dated 16.8.201, Photograph of previous fence.
Planning, Design and Access Statement May 2011, Heritage Desk-Based Assessment Ref 78310, Phase 1 Investigation Report 21.4.2011 Report No. R49319143P1 Final and Comprehensive Environmental Site Assessment 19 May 2011 Report No. R493191143-002 Final

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Core Strategy 2011 Policies
Strategic Policy 10 - Jobs and businesses: We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.
Strategic Policy 12 - Design and conservation: Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.
Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.
- b) Policies of the Southwark Plan 2007 (July) - saved policies
- Policy 1.7 (Development within Town and Local Centres) seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted providing a defined set of criteria is met.
Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.
Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.
Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.
Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.
Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.
Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining

buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission

will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 3.19 (Archaeology) advises that planning applications within Archaeological Priority Zones (APZ) should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policy 7.4 (Bankside and Borough Action Area) sets out policies to support this unique place in London as a thriving location for a wide range of activities, where culture, history, business, residential communities and a diverse built environment co-exist.

c) London Plan 2011 Policies

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

Policy 4.3 Mixed use development and offices

Policy 6.9 Cycling

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

d) Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPS1 Delivering Sustainable Development

PPG 13 Transport

PPG 23 Planning and Flood Risk

Particular regard was had to the new ancillary retail shop being slightly larger than the current proposal, but this was not considered to harm the amenity of local residents in terms of loss of additional noise and disturbance or sunlight/daylight and outlook. The proposed wall will also have no impact on loss of sunlight and daylight for local occupiers, the wall will also act as a barrier in terms of noise from the petrol station. Overall, due to the decrease in the footprint of the canopy there will be less structures than previously on site. The Council are satisfied that the new layout of the garage will not impact on highway movement or highway safety. A tanker can still enter and leave in a forward gear. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

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

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: PLG2 11, PLG5 11, PLG6 11, PLG7 11, PLG8 11, 5.01

Reason:

For the avoidance of doubt and in the interests of proper planning.

3 **Archaeological Evaluation**

Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with saved policy 3.19 of the Southwark Plan 2007 and policy 12 of the Core Strategy 2011.

4 **Archaeological Mitigation**

Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with saved policy 3.19 of the Southwark Plan 2007 and policy 12 of the Core Strategy 2011.

5 **Archaeological Reporting**

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with saved policy 3.19 of the Southwark Plan (July 2007) and policy 12 of the Core Strategy 2011.

6 **Archaeological Foundation Design**

Before any work hereby authorised begins, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with saved policy 3.19 of the Southwark Plan (July 2007) and policy 12 of the Core Strategy 2011.

7 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with the contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- 1) A site investigation scheme, based on the above Phase 1 report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy on (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to those components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

8 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 initial

the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason

Given the history of the site, there is a potential for unexpected contamination to be identified during groundworks, particularly from the underground storage tanks and /or infrastructure. For the protection of Controlled Waters.

- 9 Pior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Given the history of the site, there is a potential for unexpected contamination to be identified during groundworks, particularly from the underground storage tanks and /or infrastructure. For the protection of Controlled Waters.

- 10 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 11 Detailed drawings of the proposed rear brick wall, including the proposed materials and bonding, shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the proposed wall in the interest of the appearance of the Union Street Conservation Area and the setting of listed buildings to the rear in accordance with the Core Strategy 2011, Strategic Policy 12 – Design and conservation, Saved Policies 3.12 Quality in Design, 3.15 Conservation of the Historic Environment, 3.16 Conservation areas and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007.

- 12 Details of the facilities to be provided for a covered storage for 3 cycles shall be submitted to and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 13 Prior to occupation of the petrol filling station hereby approved, one of the three parking spaces shown on drawing no. drawing/s referenced PLG2 11 hereby approved, shall be made available as a disabled only parking bay and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that an adequate level of parking for people with disabilities is maintained within this development, in accordance with Core Strategy 2011, Strategic Policy 2 – Sustainable transport and Saved policy 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007.

- 14 Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:
- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
 - A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
 - Details of arrangements for publicity and promotion of the scheme during construction;
 - A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
 - A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TfL).

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

- 15 No development shall take place until a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with Core Strategy 2011, Strategic Policy 2 – Sustainable transport and Strategic Policy 13 – High environmental standards and Saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

Informatives

- 1 The applicant be informed that contaminated soil that is excavated, recovered, or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste legislation.
- 2 In respect to producing the Service Management Plan, the applicant should refer to the Transport for London document "London Freight Plan sustainable freight distribution: a plan for London". Section D Project 2 of this document introduces Delivery and Service Plans. The TfL document Managing Freight Effectively: Delivering and Servicing Plans will also assist the applicant in producing a Delivery and Service Plan.