

Draft LDO for Advanced Manufacturing Hub, Aston

Within the area defined by Plan 1 (Appendix C) – planning permission is hereby granted exclusively for operational development associated with the following uses:

Permitted Development

Operational Development for use within:

- a) Use Class B1 (b) Research and Development of products and Process
- b) Use Class B1 (c) Light Industry
- c) Use Class B2 General Industry: Use for the carrying out of an industrial process other than one falling in class B1

Development not permitted

- Where the proposal is Schedule 1 EIA development.
- Where the proposed development would fall within the description of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, unless the Local Planning Authority has, following the submission of a request for screening opinion, determined in accordance with the criteria within Schedule 3 of the same regulations, that the development is unlikely to have a significant effect on the environment by virtue of factors such as its nature, size or location and is therefore not EIA development.
- No advertisement consent is granted as part of this LDO
- No changes of use to B8 Storage and Distribution uses or B1 (a) Office use is permitted.

General LDO Conditions:

This LDO only grants planning permission as detailed. It remains necessary for all LDO permitted development to comply with relevant licences, permits and controls required under other legislation.

The LDO is subject to conditions which are detailed in Table 1 (Appendix B). For development to be permitted under LDO the development must comply with these conditions.

Table 1

General conditions	Reasons
Restrictions to Changes of Use	
<p>A1 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), buildings permitted by this order shall be used for uses B1 (b), B1(c) and B2 only and for no other purpose including any other purpose in Classes B1 (a) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking and/or re-enacting that Order with or without modification.</p>	<p>In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
Design	
<p>A2 - All new buildings must be designed with main entrances and glazed elevations that front onto street frontages.</p>	<p>In order to enhance streetscape quality and safety in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Places for All SPG, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF</p>
<p>A3 - The total height of development (including plant and machinery) shall not exceed 15 metres above ground level.</p>	<p>In order to protect amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Places for All SPG, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF.</p>
<p>A4 - Adjacent to public highways, the minimum width of</p>	<p>In order to protect</p>

<p>perimeter landscaping shall be 4 metres. Use of site perimeter security fencing should be minimised: where required, it must be of an attractive design and set back at least 2 metres from the edge of public highways and its visual impact reduced by landscaping.</p>	<p>amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Places for All SPG, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF.</p>
<p>A5 - Car parking areas of 900m² or more must incorporate high quality landscaping including trees and indigenous planting.</p>	<p>In order to protect amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Places for All SPG, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF.</p>
<p>A6 - No built development is permitted in the landscaped buffers shown on Plan 1 Appendix C.</p>	<p>In order to create a buffer against flood zone 3, sites of historical importance, noise sensitive site and between any proposed development in accordance with Paragraphs 3.8, 3.10 and 3.27 of the Birmingham UDP 2005, Places for All SPG, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF.</p>

Energy Efficiency

A7 - All buildings must be designed to ensure energy consumption is minimised and meets the Building Research Establishment's Environmental Assessment Method (BREEAM) "very good" ratings as a minimum.	In accordance with paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Aston, Newton and Lozells Area Action Plan (2012) and the NPPF.
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Drainage

A8 - There shall be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the River Tame.	To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Paragraphs 3.71-3.76 of the Birmingham UDP 2005, Sustainable Management of Urban Rivers and Floodplains SPD and PPS25
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Noise and Vibration

A9 – No operational activities associated with the permitted uses shall be carried out on external spaces.	In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with paragraphs 3.8 and 3.10 of the Birmingham Unitary development plan and the NPPF.
A10 - Within Area 2 (Serpentine) between the hours of 19.00 and 07.00 the maximum instantaneous noise levels (LAFmax)	In order to secure the satisfactory

<p>from the development shall not exceed 55 dB, or 10 dB above the existing LA90 (whichever is the greater) assessed from adjoining noise sensitive residential premises on Village Road and Serpentine Road. Where monitoring is not possible from these noise sensitive premises details of alternative monitoring locations should be submitted to and approved by the Local Planning Authority and monitoring shall then be carried out at these agreed locations.</p>	<p>development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
<p>A11 - Cumulative plant noise rating levels arising from the plant and equipment at any development (assessed by BS4142:1997) shall not exceed 10 dB below the existing ambient (LAeq), nor 5 dB below the existing background (LA90) at residential noise sensitive premises at Village Road and Serpentine Road.</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>

Storage and Waste

<p>A12 - Equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall only be stacked or stored within buildings permitted by this consent.</p>	<p>In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with paragraphs 3.8 and 3.10 of the Birmingham Unitary development plan and the NPPF.</p>
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Conditions requiring details to be submitted	Reasons
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Design

<p>B1 - No development shall take place until samples of the materials to be used in the construction of the external surfaces of any buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details of samples shall both be provided for on site consideration and detailed on an annotated elevation drawing. The development shall be implemented in accordance with the approved details.</p>	<p>In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005.</p>
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Noise and Vibration

<p>B2 - Prior to the installation of any new buildings, structure, plant or machinery a scheme of insulation against the emission of noise shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.</p>	<p>To ensure that the buildings, structures and plant are adequately sound proofed in the interests of the amenities of the occupiers of nearby premises in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
<p>B3 - Prior to the occupation of any B2 use that would cause vibration in excess of 0.14 mm/s peak particle velocity; details shall be submitted to the Local Planning Authority demonstrating that the principles of BS6472:2008 have been followed.</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>

Lighting

<p>B4 - Development hereby approved within Area 2 shall not be occupied until a detailed external lighting scheme has been</p>	<p>To ensure a high quality of external</p>
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<p>submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site plans showing horizontal and vertical overspill to include light trespass and source intensity. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.</p>	<p>environment, to complement the development proposals, and to protect and reinforce local character in accordance with Paragraphs 3.8, 3.10, 3.14 and 3.16A of the Birmingham UDP 2005, Places for All SPG and Lighting Places SPD.</p>
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Land Contamination

<p>B5 - Prior to commencement of development of each building plot, a site assessment and, if required, remediation scheme to deal with the risks associated with contamination of the site for the intended use shall be submitted to and approved, in writing, by the Local Planning Authority:</p> <ol style="list-style-type: none"> 1) A preliminary risk assessment, which has identified: <ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • Potentially unacceptable risks arising from contamination at the site. 2) A site investigation scheme, based on (1) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site. 3) If contamination is found to be present and assessed as an unacceptable risk to human health, safety and the environment, an options appraisal and remediation strategy shall be submitted giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. <p>The scheme shall be implemented as approved and must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (and subsequent legislation) in relation to the intended use of the land after remediation.</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
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Flood Risk

<p>B6 - Prior to the commencement of development of each new building plot, developers are required to demonstrate that flood resiliency and resistancy has been incorporated into the proposed design. These details should then be submitted to the planning authority for approval in writing. Building works should be carried out in accordance with these approved details. Within the design there would be a general requirement for a flood emergency plan for any units proposed within Flood Zone 2.</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
<p>B7 - No development shall take place until a surface water drainage scheme for each proposed site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p>	<p>To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Paragraphs 3.71-3.76 of the Birmingham UDP 2005, Sustainable Management of Urban Rivers and Floodplains SPD and PPS25</p>

Odour

<p>B8 - Details of the extract ventilation and odour control equipment shall be submitted to and approved in writing by the Local Planning Authority for approval prior to the occupation of any new building where an extraction flue is required. The development shall be implemented in accordance with the approved details and thereafter maintained.</p>	<p>In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with paragraphs 3.8 and 3.10 of the Birmingham Unitary development plan and the NPPF.</p>
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Ecology

<p>B9 - No new development permitted by this order, including demolition, shall take place until an ecological assessment extended phase 1 survey including bat survey and a report have been submitted to and approved in writing by the Local Planning Authority. The scope of the survey shall be agreed in advance with the Local Planning Authority. The survey report shall be accompanied by a strategy, which provides full details of measures for mitigation and enhancement. The development (including demolition) shall then be implemented in accordance with the approved details of the mitigation strategy.</p>	<p>In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.37-3.40 of the Birmingham UDP 2005, PPS9 and the Nature Conservation Strategy for Birmingham SPG.</p>
<p>B10 - No trees or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme for such works has been submitted to and approved in writing by the Local Planning Authority.</p>	<p>In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.37-3.40 of the Birmingham UDP 2005, PPS9 and the Nature Conservation Strategy for Birmingham SPG.</p>

Highways

<p>B11 - No development shall take place on the Holte and Priory site (Area 1) until full details of the siting and design of a means of vehicular access have been submitted to and approved in writing by the Local Planning Authority. The details of any proposed vehicular access will have been informed by a Transport Assessment that will have included a junction capacity study for the Lichfield Road/ Aston Hall Road junction. The approved access shall be implemented before the first permitted development at this site is brought into use. No other new accesses are permitted by this order.</p>	<p>In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005.</p>
<p>B12 - No building shall be occupied until that part of the service road, which provides access to it has been constructed in accordance with details to be submitted to and the approved by the Local Planning Authority.</p>	<p>In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8,</p>

	3.10, 6.17 and 6.39 of the Birmingham UDP 2005.
B13 - No new building plot development shall take place until details of the vehicle parking and turning areas have been submitted to and approved in writing by the Local Planning Authority, such details to include surface treatment. These areas shall be provided in accordance with the approved plans prior to occupation of any part of the development hereby permitted and thereafter maintained and shall not be used for other than their designated purpose.	In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005.
B14 - No new building shall be occupied until the occupiers of the premises have affiliated to "Company Travelwise in Birmingham". In the event that the occupiers cease to affiliate to Travelwise, they shall come forward, within 3 months of them ceasing to affiliate, with further proposals for decreasing reliance on the private car and for continuing staff use of alternative means of transport. Such proposals shall be agreed in writing by the Local Planning Authority and thereafter implemented. Reason: In order to achieve a more sustainable development in accordance with Paragraphs 3.8, 3.10 and 6.17 of the Birmingham UDP 2005.	In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005.
B15 - Prior to the commencement of work at each new building plot details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.	In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005.