TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT

Date valid application received: 25/04/2018

Application No: P/2018/00437

Name and address of Agent

Lorien Engineering Solutions Ltd
Millenium Court
First Avenue
Burton upon Trent
DE14 2WH

Name and address of Applicant

Mr Neil Glastonbury
Unilever UK
Wellington Road
Burton upon Trent
Staffordshire
DE14 2AB

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

DEMOLITION OF GATEHOUSE TO FACILITATE AN EXTENSION TO THE EXISTING FACTORY BUILDING, DETACHED CHILLER BUILDING, CANOPY AND SILOS, AND ALTERATION TO EXISTING CAR PARKING LAYOUT AT UNILEVER BEST FOODS UK LTD, BOVRIL PRODUCTION, WELLINGTON ROAD, BURTON UPON TRENT, STAFFORDSHIRE, DE14 2AB

in accordance with the submitted documents, the Section 106 Agreement dated 16th July, 2018, and plans and subject to the condition(s) specified hereunder:

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

Drawing No.s:
Site Location Plan 3990_D 1100 2 dated as received on 23.07.18
Site Plan 3990_D 1102 2 dated as received on 23.07.18
Proposed Site Plan 1:500 3990_D 1103 3 dated as received on 23.07.18
Proposed Drainage Layout 3990_D 1104 2 dated as received on 23.07.18
Floor Plans as Proposed 3990_D 1106 3 dated as received on 23.07.18
Roof Plan as Proposed 3990_D 1108 3 dated as received on 23.07.18
Elevations as Proposed 3990_D 1110 4 dated as received on 23.07.18
Typical Section 3990_D 1111 2 dated as received on 23.07.18
Cold Store Plan & Elevations 3990_D 1112 1 dated as received on 23.07.18

Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)
P.O. Box 8045, Burton upon Trent, Staffordshire DE14 9JG
www.eaststaffsbc.gov.uk
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Reason: To safeguard the character and appearance of the building(s) and its surroundings in accordance with East Staffordshire Local Plan, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

Informative(s):

1 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 Paragraphs 186 and 187 of the National Planning Policy Framework.

2 Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600). Please provide a copy of this email when making your application.

3 The applicant is advised that construction hours should be restricted to the following: -

Mon-Fri: 07:30 - 18:00
Sat: 08:00 - 14:00
Sun/Bank Hol: No Working

4 The applicant(s) is/are 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.

5 The applicant(s) is/are advised that in complying with Condition 6 above materials with a high degree of porosity would be the most likely to be acceptable as they will reduce the amount of surface water run-off.

6 The applicant(s) is/are 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.

7 The applicant(s) is/are advised that there may be gas network pipes on or close to the site. Please liaise with Cadent / National Grid to discuss further.

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8 The applicant(s) is/are advised to confirm the following details to the Local Planning Authority and Local Lead Flood Authority :

- Issues related to gravity discharge to the culvert and to justify the use of a pumping station. There will also need to be a high level emergency overflow in case of failure of the pumps.
- Which responsible body will maintain the surface water system over the lifetime of the development according to an acceptable maintenance schedule and that is achievable.

9 Model Procedures and good practice
Advice to applicant
It is recommended that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

2. Refer to the Environment Agency document 'Guiding principles for land contamination' for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

Refer to our website at www.gov.uk/environment-agency for more information.

Waste on site The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:
- the Position statement on the Definition of Waste: Development Industry Code of Practice and;
- The Environmental regulations page on GOV.UK.

Waste to be taken off site Contaminated soil that is, or must be, disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011

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Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to the Hazardous Waste pages on GOV.UK for more information.

10 The applicant / developer should refer to the Environment Agency document 'The Environment Agency's approach to groundwater protection', available from gov.uk. This sets out our position on a wide range of activities and developments, including:

* Waste management
* Discharge of liquid effluents
* Land contamination
* Ground source heating and cooling
* Drainage
* Storage of pollutants and hazardous substances
* Management of groundwater resources

All precaution must be taken to avoid discharges and spills to ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to guidance available on our website (www.gov.uk/environment-agency).

Waste on site
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Head of Service (Section 151 Officer)
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Appeals to the Secretary of State

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Mahmood Azam B Eng (Hons) MSc MIED
Director of Development and Regeneration
Town Hall, Burton upon Trent, Staffordshire, DE14 2EB
www.eaststaffsbc.gov.uk

INVESTOR IN PEOPLE

(h) for the hiring out of domestic or personal goods or articles,

(i) for the washing or cleaning of clothes or fabrics on the premises,

(j) for the reception of goods to be washed, cleaned or repaired,

(k) as an internet café, where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet, where the sale, display or service is to visiting members of the public.

Financial and professional services

2. Use for the provision of—

(a) financial services,

(b) professional services (other than health or medical services), or

(c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

Restaurants and cafes

3. Use for the sale of food and drink for consumption on the premises.

Drinking establishments

4. Use as a public house, wine-bar or other drinking establishment.

Hot food takeaways

5. Use for the sale of hot food for consumption off the premises."