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17th July 2024

Your contact is: Alison Amoah, Planning

Dear James,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230314

Application type: Approval of Conditions

Address: Green Park Station

Proposal: Application for part discharge of conditions 3, 4, 8, 9, 16, 19, 20, 21, 23, 27, 30 of Application 141944 with respect to the interchange (amended)

Thank you for your application for part discharge of conditions 3, 4, 8, 9, 16, 19, 20, 21, 23, 27, 30 of Application 141944 with respect to the interchange, and many apologies for the significant delay in issuing this decision.

Many of these were previously discharged; reference numbers as follows: 3 - 171261; 4 - 17259; 8 - 17259; 9 - 171259; 19 - 180531; 20 - 171261; 21 - 171261; 27 - 171262; and 30 - 171261. Those being discharged for the first time are conditions 16 and 23.

However, the most recent amendment to the interchange, approved under ref: 220532, results in the need to redischarge conditions 3, 4, 8, 9, 19, 20, 21, 27 and 30 to ensure that the details reflect the completed scheme design.

The following details are approved as received 13th March 2023, unless otherwise stated, and with reference to the cover letter dated 9th March 2023, prepared by Stantec:

Condition 3 - Materials

- Technical Note no: 36382-2011-TN003, Rev 2, dated 31st January 2023, prepared by Stantec - Surface Materials to be Used at the Transport Interchange
- Appendix A - Tobermore - Sienna Block Paving

Condition 4 - Landscaping

- Drawing no: 36382/2011/3000/01, Rev P02, dated 10/7/2023 - Proposed Planting Plan Sheet 1 of 2 (as included in Appendix 3 of the Landscape and Ecology Management Plan Rev C, dated 8/8/23, received 17th July 2024)

- Drawing no: 36382/2011/3000/02, Rev P02, dated 10/7/2023 - Proposed Planting Plan Sheet 2 of 2 (as included in Appendix 3 of the Landscape and Ecology Management Plan Rev C, dated 8/8/23, received 17th July 2024)
- Drawing no: 36382/2011/3000/04, Rev C1 - Landscape Details

Condition 8 - Boundary Treatments

- Drawing no: 36382/2011/100/02, Rev C16 - General Arrangement

Condition 9 - Landscape and Ecology Management Plan

- Landscape And Ecology Management Plan Revision C, dated 8th August 2023, prepared by Stantec, received 17th July 2024

Condition 16 - Access

The condition states:

“The station shall not be open to the public until the access arrangements for the phase one scheme have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority, and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.”

The access was delivered under permission 151070 pursuant to the Green Park Village permission 10/01461/OUT (102172).

Condition 19 - Site Security

- Drawing no: 36382/2011/100/02, Rev C16 - General Arrangement
- Drawing no: 36382/2011/3000/01, Rev P01, dated 31/1/23 - Proposed Planting Plan Sheet 1 of 2
- Drawing no: 36382/2011/3000/02, Rev P01m dated 31/1/23 - Proposed Planting Plan Sheet 2 of 2
- Drawing no: 36382/2011/1300/01, Rev C9 - Proposed Street Lighting Layout
- Drawing no: 36382/2011/1200/02 Rev C10 - Traffic Signs
- Drawing no: 36382/2011/1200/03 Rev C9 - Traffic Signs Schedule
- Drawing no: 36382/2011/1300/03 Rev C11 - CCTV Design
- CCTV Functional Specification, Document ref: Drawing no: 36382/2005 02 V4 dated 4/12/20
- Technical Note 001-V2 dated 8/2/23, prepared by Stantec, Park Mark - Statement of Conformity

The drawings show the layout, details and location of landscape features, lighting, traffic signs and CCTV cameras, while the report sets out the specification for the CCTV systems which are unchanged from those approved under permission 180531. The Park Mark Statement of Conformity Technical Note outlines the steps taken following the scheme amendments to ensure continued conformity with the Park Mark Standard.

Condition 20 - Waiting Room Facilities

- Technical Note no: 36382/2005 TN0022 - V1, dated 7th February 2023, prepared by Stantec - Planning Condition no. 20

The Station Building was subject to a separate permission (ref. 190858), and the submitted Technical Note provides the rationale behind the removal of the bus shelter in the approved non-material amendment (ref. 220532). The bus shelter was the only remaining component of this condition relevant to the transport interchange.

Condition 21 - Lighting

- Technical Note no: 36382-2011-TN009, dated 9th February 2023, prepared by Stantec - Addendum - Lighting Assessment

- Drawing no: 36382/2011/1300/01, Rev C9 - Proposed Street Lighting Layout

The submitted drawing provides details of the lighting layout and the Lighting Assessment Addendum describes the minimal changes to the lighting design that have occurred consequent of the scheme amendments made through permission 220532. The Addendum should be read in conjunction with the original Lighting Assessment submitted under permission 171261.

Condition 23 - Contaminated Land Verification Report

- Letter prepared by Tim O'Hare Associates dated 25th May 2022, ref: TOHA/22/7496/SS - Topsoil Analysis Report: Eversley Topsoil

This letter sets out the analysis undertaken on topsoil samples. It concludes that the soil is suitable for general landscape purposes and complies with the relevant British Standard (BS3882:2015).

Condition 27 and Condition 30 - Surface Water Drainage

- Technical Note ref: 36382/2011/TN001 Rev C dated 21/2/20, prepared by Stantec - Flood Risk and Proposed Surface Water Drainage - Station Building, Eastern Platform and Interchange
- Storm Sewer Design

This supersedes the first revision of the technical note as approved under 171262.

In order to discharge the conditions, the development must be carried out in accordance with the approved details. Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer