



Approve Reserved Matters

TOWN AND COUNTRY PLANNING ACT 1990

To:

Mrs Janet O'Neill
O'Neill Associates
Lancaster House
James Nicholson Link
Clifton Moor
York
YO31 1DD

Application at:

Railway Museum Annexe Leeman Road York
YO26 4XD

For:

Reserved matters application for layout, scale, appearance, landscaping and access for the construction of Central Hall (F1 use class) including entrance hall, exhibition space and café with associated access, parking, landscaping and external works following the demolition of the mess room and other structures pursuant to 18/01884/OUTM

By:

Board Of Trustees Of The Science Museum

Application Ref No:

21/02793/REMM

Application Received on:

30 December 2021

CONDITIONS OF APPROVAL:

1 The development hereby permitted shall be carried out in accordance with the following plans:-

Location Plan NRM-FFA-ZZ-00-DR-A-01001 P2-3

Proposed Site Layout (Walkway Agreement) 201564_NRM_OP_SW_0001 Rev 05

Proposed Ground Floor Plan NRM-FFA-CH-00-DR-A-01100 P2-3

Proposed First Floor Plan NRM-FFA-CH-01-DR-A-01101 P2-3
Proposed Roof Plan NRM-FFA-CH-RF-DR-A-01102 P2-2
Proposed Museum Square Elevation NRM-FFA-CH-XX-DR-A-02101 P1-1
Proposed North Approach Elevation NRM-FFA-CH-XX-DR-A-03011 P1-1
Futures Gallery Bay Study NRM-FFA-CH-XX-DR-A-05102 P1-1
Café Bay Study NRM-FFA-CH-XX-DR-A-05101 P1-1
Proposed Long section NRM-FFA-CH-XX-DR-A-03103 P1-1
Proposed Short Section NRM-FFA-CH-XX-DR-A-03102 P1-1
Proposed Futures Gallery Section NRM-FFA-CH-XX-DR-A-03100 P2-2
Pedestrian Route Long Section SCP/210061/SK04 Rev B
Pedestrian Route Chainage SCP/210061/SK03 Rev B (Approved in so far as it relates to site levels only)
Proposed General Arrangement Soft Landscape 201564_NRM_OP_SW_0003 Rev 04
Proposed General Arrangement Hard Landscape 01564_NRM_OP_SW_0002 Rev 04
Demolition Plan NRM-FFA-CH-00-DR-A-00500 P1-1

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 Prior to commencement of construction above ground level details and/or samples of all external wall and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out using the approved materials. For external walling this shall include a 1m square sample panel of the brickwork to be used on the buildings to be erected on the site which shall illustrate the colour, texture and bonding of brickwork and the mortar treatment to be used. The development shall be constructed in accordance with the approved sample panel(s) which shall be retained through the period of construction of the approved development.

Reason: In the interests of good design and visual amenity, in accordance with the NPPF.

3 Prior to commencement of construction above ground level the following details shall be submitted:

- 1:5 vertical cross section through the junction between the rotunda roof and the glazed walling, and junction of the glazing with timber panels;
- 1:5 horizontal section through the rotunda glazing and frames, and the junction of solid panels beneath, illustrating part panel and joints.
- 1:5 Vertical cross sections through the frontage elevations illustrating inter alia roof junction detail, walling and set back of window and door openings.

The details shall thereafter be approved in writing by the Local Planning Authority and shall be carried out in complete accordance with the approved details.

Reason: In the interests of good design and visual amenity, in accordance with the NPPF.

4 Proposed details for the making good of the wall of the bullnose building following removal of the former mess room building needs to be submitted and approved in writing by the Local Planning Authority and thereafter be carried out in complete accordance with the approved details.

Reason: In the interests of good design and visual amenity, in accordance with the NPPF.

5 The approved general arrangement drawing for soft landscape referenced 201564_NRM_OP_SW_0003 Rev 04 shall be implemented within a period of six months of the practical completion of the development or the earliest available planting season. Any trees or plants which within the lifetime of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing.

Reason: The landscape scheme is integral to the amenity of the development.

6 The hard landscape works shall be carried out in complete accordance with the approved general arrangement drawing for hard landscape 201564_NRM_OP_SW_0002 Rev 04. Within three months of commencement of development a product specification and details of the following shall be submitted to and approved in writing by the Local Planning Authority:

Street furniture, gates, walls, fencing, edging, and surfacing, including colour, unit size, paving pattern/coursing, and sample materials.

Reason: The hard landscape scheme is integral to amenity and functionality of the development and outdoor space.

7 The archaeological scheme comprises 3-5 stages of work. Each stage shall be completed and agreed by the Local Planning Authority before it can be approved.

A) No archaeological evaluation or development shall take place until a written scheme of investigation (WSI) for evaluation and a watching brief across the site has been submitted to and approved by the Local Planning Authority

(LPA) in writing. The WSI should confirm to standards set by the LPA and Chartered Institute for Archaeologists.

B) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C) A copy of a report on the evaluation and an assessment of the impact of the proposed development on any of the archaeological remains identified in the evaluation shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 6 weeks of completion or such other period as may be agreed in writing with the Local Planning Authority.

D) Where archaeological features and deposits are identified proposals for the preservation in-situ, or for the investigation, recording and recovery of archaeological remains and the publishing of findings shall be submitted as an amendment to the original WSI. It should be understood that there shall be a presumption in favour of preservation in-situ wherever feasible.

E) No development (other than demolition or any enabling works that do not relate to archaeology) shall take place until:

- Details have been approved and implemented on site;
- Provision has been made for analysis, dissemination of results and archive deposition has been secured;
- A copy of a report on the archaeological works described in Part D should be deposited with City of York Historic Environment Record within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

This condition is imposed in accordance with Section 16 of the NPPF.

Reason: The site lies with an Area of Archaeological Importance. Further investigation is required to identify the presence and significance of archaeological features and deposits and to ensure that archaeological features and deposits are either recorded, or if of national importance, preserved in-situ.

8 Prior to the buildings being brought into use, a signage strategy which shall include the design and position of notification signs for pedestrians of when access through the museum is closed to both the east and western approach to the site shall be submitted to and approved in writing. The signage shall thereafter be implemented in accordance with the approved strategy.

Reason: To ensure that pedestrians are clear as to when to use alternative routes to save abortive walking distances for non-visitors to the museum.

9 Prior to the commencement of construction above ground level details of the cycle parking areas, including means of enclosure shown on Drawing 201564_NRM_OP_SW_0001-REV05, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles by both staff and visitors in the interests of sustainable travel.

10 Once the building is brought into use, the NRM road train will not operate other than in accordance with the access arrangements approved in reserved matters application 20/00710/REMM unless alternative access arrangements have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety.

11 Details of the height, type, position, angle and spread of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted being brought into use. The external lighting shall be erected and maintained in accordance with the approved details to minimise light spillage and glare outside the designated area.

Reason: To protect the amenity of nearby properties and the environmental qualities of the area and in the interests of designing out crime and ecology so as to ensure that lighting will not be mounted where it would directly impact on bat boxes, bird boxes or surrounding tree cover.

12 The proposed development shall be undertaken in accordance with the biodiversity gains and recommendations set out from Paragraph 8.4.7 of the submitted Ecological Appraisal dated April 2021 by Wold Ecology. This includes:

- Tree removal being carried out outside of bird nesting season;
- 3 Schwegler swift boxes to be installed;
- 3 Schwegler sparrow boxes to be installed;
- The Construction Management Plan to be discharged under Condition 15 including considerations on ecology and wildlife and how these will be protected throughout the build process.

The proposed boxes to be installed prior to the building being brought into use.

Reason: In order to ensure that habitats and species are appropriately protected throughout the development.

Date:9 August 2022

Becky Eades

Head of Planning and Development Services

FOR RIGHTS OF APPEAL, SEE OVERLEAF

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Worked with the Applicant during the course of the application to seek clarity and amendments where necessary in order to ensure that the overall layout and design was satisfactory and accords with the design parameters established at outline stage.

Appeals to the Secretary of State

- . If you are aggrieved by the decision of the City Council to attach conditions to the grant of planning permission, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within SIX months of the date of this. You must use a form which you can get from The Planning Inspectorate, at 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (tel: 0117 372 8000) or apply online via their web site (www.planning-inspectorate.gov.uk).
- . 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 City Council could not have granted planning permission for the proposed development, or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.
- . In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

Purchase Notices

- . If either the City Council or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- . In these circumstances, the owner may serve a purchase notice on the City Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- . In certain circumstances, compensation may be claimed from the City Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- . These circumstances are set out in Section 120 and related provisions of the Town and Country Planning Act 1990.

Note

This permission does not absolve you from the need to obtain approval under the Building Regulations, or to obtain approval under any other Bye-Laws, Local Acts, Orders, Regulations and statutory provision in force, and no part of the proposed development should be commenced until such further approval has been obtained.