



Committee and date

Central Planning Committee

4 March 2016

Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 15/04627/REM	Parish:	Shrewsbury Town Council
Proposal: Reserved Matters pursuant to outline permission reference 14/00743/OUT for residential development to include appearance, landscaping, layout and scale		
Site Address: Proposed Residential Development West Of Bryn Road The Mount Shrewsbury Shropshire		
Applicant: Shropshire Homes Ltd		
Case Officer: Luke Ashley	email: planningdmc@shropshire.gov.uk	

Grid Ref: 347572 - 313267



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

Recommended Reason for Approval

REPORT

1.0 THE PROPOSAL

1.1 The proposal seeks approval for the reserved matters, including appearance, landscaping, layout and scale. The application follows the granting of consent at appeal for application 14/00743/OUT.

2.0 SITE LOCATION/DESCRIPTION

2.1 The 2.2 hectare site is classified as Grade 3 agricultural land located in the Shrewsbury Conservation Area to the north of A458 (The Mount) which is subject to a 30mph speed limit providing access into Frankwell and the town centre from the western side of the town. The site shares a boundary with the vehicular access to the Mountwood Park residential development to the west. The remainder of the western boundary is defined by a public footpath which curves round to proceed in a northerly direction following the course of the river. Further, the western boundary is shared with the domestic curtilages of 5 residential properties on Bryn Road. To the south of The Mount, the site is opposite The Mount petrol garage, Bells Croft park-home development and five residential properties. The site is located in Flood Zone 1 which is classified as being of the lowest probability of flooding risk (less than 1 in 1,000 annual probability of river flooding - <0.1%).

It should also be noted that the site occupies an elevated position when viewed from The Mount and as such parts of the site appear much higher than the parallel public highway. The properties facing the site and set on the opposite side of the main road are also elevated in their position with views currently provided across to the open fielded area beyond.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

3.1 The Local Member has requested that the application is presented as committee, in line with and as set out in Part 8 of the Shropshire Council Constitution.

4.0 Community Representations

- Consultee Comments

SC Parks And Recreation – no objections raised however attention was given to the provision of 30sqm of usable recreational public open space / bedroom

SC Ecology - A change in tree species proposed for planting is recommended alongside an informative in relation to badgers.

SC Rights Of Way – no comments to add to those already made on the outline consent. For the avoidance of doubt the consultation response to which this relates stated; FP 34 (part of 'The Severn Way' long distance footpath) runs along the riverside towpath abutting the north eastern boundary of the site identified as shown on the 1:2500 scale plan attached. The footpath will not be affected by the application.

SC Public Protection – Specialist – no objections subject to a condition relating to noise insulation of the proposed dwellings.

SC Archeology (Historic Environment) – no objections raised.

SC Affordable Houses - The accompanying affordable housing proforma notes the provision of 4 affordable units as part of the development i.e. 20% , which is correct. Clarification is required in terms of tenure and plots numbers. There will be a requirement for at least two of the affordable units to be rented tenure in accordance with adopted Policy.

SC Conservation – an initial holding objection was received however due to an amended site layout and alterations made to the house type at Plot No.1 (Burley option) the holding objection has been removed and the following comments have since been received;

I have reviewed the latest revisions to the proposed scheme including the revised house design for Lot 1. Overall the revisions address a number of the concerns we raised in our earlier comments regarding screening and landscaping, boundaries and enclosures and these matters should be implemented by way of conditions to help mitigate any visual impact that the proposed house designs may have on the street scene. Conditions requiring the submission of further detail on external materials, detailing and finishes should also be imposed and these details assessed and agreed prior to commencement of the relevant works on site.

Shrewsbury Town Council;

The Planning Authority are aware that the Town Council objected to this development at outline and members have been somewhat surprised by the

decision of the Inspector to grant approval. Members would wish to bring to the attention of the Planning Authority the Inspector's conditions as to approval of outline and question whether these reserved matters have taken cognisance of those conditions. This site is of great importance to the town in terms of its vistas being on one of the major gateways to the town but also from the river.

The site is also hugely important in terms of a natural habitat for the area. The topography of the land is such that these properties shall have an overbearing impact on the area and the scale of the buildings together with what members feel unnecessary brick walls surrounding the properties creates an overly urban feel to an area which is a location where country meets and transforms into town.

As ever members are always conscious about drainage and of late has had to take an even greater interest in drainage schemes. The geology reports are such that SUDs scheme that we have come to expect cannot be used on this site. But that does not give carte blanche to see run off from the site directly into the River Severn. We spend too much time determining whether the river has an impact on any development; in this case we feel that consideration needs to be given as to the impact this development has on the river and its ability to mitigate from flooding further downstream where we have to protect the town from flooding.

Whilst we accept that development will be inevitable we would wish to see less density and mass and a greater cognisance of the natural habitat on site and its ability to continue to thrive. We would also wish to see pathways through the site which would allow residents to enjoy the Severn Way and potentially provide those with disabilities and mobility problems great access to the river footpaths.

- Public Comments

8no. objections have been received locally from a number of neighbours, details of which have been précised below;

- ② The details of the buildings design do not represent a sustainable environment for this and future generations. The carbon footprint of these larger than average detached properties is substantial.
- ② The vertical and horizontal scale of the individual properties proposed to sit on top of the Mount ridge to the west of the site with floor levels starting at a recommended 150mm above the existing ground levels will result in plots 1 to 8 starting at **more than 75m** above sea level, this will result in an adverse visual impact (dominating the skyline, rising above all other buildings in Shrewsbury) on the locality with significant and demonstrable negativity to the character and appearance of the Mount Conservation area

- ② with approximately half of the proposed properties on the non-porous west side where sustainable urban drainage systems (SUDS) are a contraindication and therefore can't be employed, the surface water run off could overburden the River Severn doing exactly that:- exacerbating flood potential downstream
- ② The sewer network on A458 The Mount is already overburdened and has a recent history of flooding onto the road, therefore what provision is in place to mitigate further system failure?
- ② The plans to date, show no suggestions to enhance the public right of way, i.e. that of the Severn Way as was mentioned as a condition in the appeal document In fact the surface water run off shown on the proposed site plan TM-P- dated 2/10/15 as a broken yellow line, comes to a vague end at the back of plots 4 and 5. This could result in a very muddy water logged public footpath at the bottom of the steps on the Severn Way.
- ② Looking at the proposed site plan dated 02/10/15 we need far more screening adding to the existing trees around the southern perimeter because the floor levels of proposed properties 'Purbeck' and 'Amberley' in particular will result in their ground floor windows being level with the bedroom windows of the established detached properties on the south side of the site along the Mount A458, SY3 8PD
- ② Understand that existing trees, hedges and shrubs are planned for protection but what are the protection plans 'post development? For the new planting?
- ② Considering this proposed development is going to be on conservation land I believe it requires bespoke ideas concerning plot boundaries not the usual "Shropshire homes" 'signature boundary treatment', of building 1.8m (6 foot) high brick walls and fences
- ② Please could you add conditions in relation to reducing noise pollution for the local residents surrounding the site during the construction period, as this is a residential area. Could it be conditioned to only allow machine working and heavy outside work to between 0800hrs and 1900 hrs on weekdays, 0900 and 1600hrs on Saturdays and no working on Sundays.
- ② Does the site design comply with comments made by the parks and recreation department: "Under Shropshire Council's current planning policy regulations, the Open Space Interim Planning Guidance adopted 11th January 2012, all development should provide 30sqm of usable recreational public open space per bedroom.

- ② The land is sloping and uneven. It would take merely a glance to realise that it is unsuitable in its current state. Any development would involve massive alteration to the land causing untold damage to both the area itself and the surrounding area. There would be a risk of landslides with houses collapsing even if strengthening measures were taken.
- ② Such a development would overlook some properties and the nearer houses would be able to view some properties
- ② The height of the properties could obstruct light plunging the rear of some properties, plunging them into darkness
- ② The development would mean increased traffic and the danger of cars parking on the Mount or queueing to access the site. Site vehicles would obstruct a busy street leading into and out from the Town Centre causing congestion and risks of accidents. Being opposite a petrol station with vehicles coming in and out of there this is an increased risk.
- ② The noise of construction would cause a massive problem for those nearby and the noise pollution would make their lives unbearable on a daily basis. The nature of the alteration required on the land would mean a lot of digging and re-enforcing on top of the normal building noises.
- ② A development would destroy the habitat of many animals such as foxes, rabbits, squirrels, bats and numerous bird species. Hedgerows and trees which are very old would be destroyed. These could be replaced but would take years to grow back. This would destroy natural habitats and conservation.
- ② There have been previous applications to build on this land. On each occasion common sense prevailed and no building has been done. It is urged that you look at these and agree with the recommendations of previous officers. There is nothing in this application that is an improvement on previous applications. The council agreed this on the last application but it was over turned on appeal. No reason was provided for this and this leaves this decision open to scrutiny
- ② There is a real danger of these houses being built and left unsold for ages. There is also a danger of the cost to the developer. The sheer amount of work to make the land suitable for housing could easily be underestimated and the houses could be left half finished and derelict.
- ② The land proposed for development directly overlooks our property because it is significantly higher. Judging from the site plan there is a

proposal to retain most of the trees that would give us some privacy but I hope that officers and councillors will consider making the developer plant more trees and shrubs to preserve our privacy. In particular there is a need for trees to be planted between the Mount and Amberley 1 where there will only be a hedge to preserve our privacy

- ② Looking at the site it seems that the houses have been packed in nearer the road and an area of open ground has been left at the rear. This seems very strange. Surely it would be better for future residents if the houses were concentrated to the rear the land thereby making it easier to create a proper barrier between the road and new residents and creating more privacy for houses on the other side of the road who will be overlooked.

Shrewsbury Civic Society;

- ② We are concerned about this application and had objected previously. Our previous objections have not been overcome in this REM application. At this point we are in agreement with the Town Council, whose comments make a good summary.
- ② We would also wish to see a reduction in the visual impact of the dwellings closest to The Mount We regret the incursion into the green sleeve that follows the River and the use of such a prominent site on a main route into the town. This development will bite into a precious and historic area and impair the riverside views which aid Shrewsbury's distinctiveness.

5.0 THE MAIN ISSUES

Visual impact and landscaping and impact upon conservation area
Siting, scale and design of structures
Residential Amenity

6.0 OFFICER APPRAISAL

6.1 Visual impact and landscaping and impact upon conservation area

- 6.1.1 The principle of developing this site has already been accepted via the approval of this application at appeal and the loss of this area of undeveloped land is therefore not considered inappropriate. The determination of this application shall however take into account how the development will ensure that the surrounding natural and built environment is taken into account through the development proposal, and how the buildings and other urban forms relate to the wider context.

The proposed site is situated within the Mount Conservation Area. The proposal therefore has to be considered against Shropshire Council policies CS6 and CS17

and with national policies and guidance including PPS5 Historic Environment Planning Practice Guide and section 12 of the National Planning Policy Framework (NPPF). Special regard has to be given to preserving or enhancing the character or appearance of the Conservation area as required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy CS2 of the core Strategy states that in recognition of the special character of the town and its particular environmental challenges, the development of the town will have regard to the promotion, conservation and enhancement of the town's natural and historic features, heritage assets, green corridors and spaces, and environmental quality, including the corridors of the River Severn and its tributaries, the town centre and the registered battlefield.

NPPF Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- ☐ The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ☐ The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ☐ The desirability of new development making a positive contribution to local character and distinctiveness.

NPPF Paragraph 137 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Core Strategy Policy CS6 states that;

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness.

It further states that that all development:

Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance.

Core Strategy Policy CS17 goes further in regard to protecting heritage assets and

states that all development proposals shall protect and enhance the diversity, high quality and local character of Shropshire's natural, built and historic environment [and] contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets.

SAMDev Policy MD2 states that to respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13

SAMDev policy MD12 states that the Council will encourage development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition. Policy MD12 sets out in detail the level of protection offered to Shropshire's natural assets. Natural assets include: biodiversity and geological features; trees, woodlands and hedges in both rural and urban settings; the ways in which the above combine and connect to create locally distinctive and valued landscapes, including the Shropshire Hills Area of Outstanding Natural Beauty and the contribution all of the above make to visual amenity.

Policy MD13 states that heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of designated or non-designated heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal and there are no satisfactory alternatives.

A substantial proportion of the objections received relate to the impact that the proposal would have upon the surrounding conservation area in relation to the resultant height of the dwellings. As the land to the rear would be characterised as undulating in appearance, recognition is given to the fact that parts of the site do indeed occupy an elevated position when viewed from the main road. The main area of concern in particular centres upon plots 4, 5, 6, 7, 8 & 9 with these set on the highest parts of the plot.

To address this issue it is noted that from the drawings submitted there is a mature and substantial boundary separating the site from the main public highway and the neighbouring dwellings along The Mount. The submitted drawings also show that this boundary will be strengthened by the additional planting of native species and the neighbouring dwellings facing onto the application site are themselves raised above the main public highway. Further still, the applicant has opted to set the proposed dwellings in a manner by which plots 6 and 8 come the closest to the main road, with the remainder set further back within the site and also set at an

oblique angle when views are taken from surrounding vantage points.

In this regard it is therefore considered that the overall impact made by the central grouping of buildings is on the main mitigated by the proposed boundary treatment and from the buildings having been set off from the public highway. Views taken from the front elevations of the dwellings facing the application site are in themselves set back and it is not considered that these buildings are in themselves harmful when viewed from these existing dwellings.

The dwellings sited at plots 1, 2, 10/11, 12/13, and 14 – 20 are set at a lower elevation within the application site and as such have less of an impact upon the wider conservation setting. Through negotiation with the applicant the larger Amberley house type sited on plot No.1 has been superseded by a smaller house type (Burley option). This dwelling faces oncoming traffic along The Mount and resembles a typical large detached dwelling, appropriate in scale and form to that of its surrounding context.

Plots 10/11 and 12/13 are smaller in nature and provide design elements which turn on both the front and side elevations when accessing the main site entrance. These dwellings provide a recognisable nodal point and form an entrance into the new estate which is clear and follows a traditional approach to estate design. Such nodes are recognised elements of good urban design and use traditional methods of attracting views into and out of the development site.

The surrounding houses along The Mount are made up of more substantial villas set to the east of the application site, and more modest dwellings and single storey detached bungalow style properties directly adjacent to the site. In this regard it is considered that there is a mix of property styles in the general vicinity, all of which benefit from large garden areas, open landscaping and a clear distinction between the public and private realm. The applicant has chosen to use this design ethic within the build of the scheme and the built form replicates this ethos throughout the site.

Although the properties represent a modern take on the Georgian villa, the scale and form of these buildings are considered appropriate. Large garden areas are provided throughout, whilst those with a smaller footprint represent an appropriate mix of building styles. The larger buildings have a masculine appearance but this is also considered appropriate bearing in mind that the surrounding older properties along the Mount take a bold and imposing approach in terms of their design. Furthermore, the winding street pattern leading to both the east and the west of the site opens up the central area and provides views out towards the River Severn and the countryside beyond. As such it is considered that the initial impact made by the development both maintains the design ethos attributed to this part of the Mount Conservation Area and enhances the available views and vistas beyond it.

6.2 Siting, scale and design of structures

6.2.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states that planning decisions should aim to ensure that developments:

- ② will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- ② establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- ② optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- ② respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- ② create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- ② are visually attractive as a result of good architecture and appropriate landscaping.

Local planning policies CS6, CS17, MD1, MD2 and MD13 are also relevant to this section and have been outlined above.

The internal layout of the estate replicates the none linear approach that has been taken to the historic layout of the wider conservation area. Buildings have been designed so that the fascia follows the return on corners and an active street frontage is provided on all aspects of each building. The internal boundary treatments have been softened following concerns raised by both local residents and from the planning officer, with the result being that the previous iteration has been improved upon. Brick dominated boundaries would have produced a brutal internal feel to the development however these have now been broken up or interspersed with recesses where planting is now provided. This is now evident to the rear of plots 18 – 20 and in the alterations made to plots 4 and 5, whereby the buildings now face in a northerly aspect. This has allowed for the elongated brick wall having been broken up and softer boundary treatments along this side elevation now proposed.

The central open area is also considered as being an important aspect of the development in that it creates an open aspect within the site which could otherwise

have been built upon. This area provides the necessary public open space that is required within developments of this scale whilst providing an access path to the Severn Way footpath.

Residential Amenity

- 6.3 Objection has been received which relates to the potential for overbearing and overlooking in relation to the properties directly facing the development site. Whilst it is recognised that buildings located within the site would provide windows that look out and over land belonging to the dwellings opposite the site, these front garden areas are already visible from the main public highway and are not considered private in any respect. Further still, the front facing windows belonging to these dwellings are set at a more than adequate distance from the windows provided within plots 4, 5, 6 and 8 and a loss of privacy would not result. This view is further supported by the additional planting that is proposed along the entire southern boundary of the development site.
- 6.3.1

In regards to overbearing and overshadowing, the development site is set to the north of these properties and the shadow created would not be considered as being undue. Once more, the set back away from the site boundary further removes any overshadowing or overbearing that could ensue.

7.0 CONCLUSION

- 7.1 The proposed development has already been accepted in principle and as such the only course for this assessment to take is in respects of the design of the proposal and its impact upon the character of the surrounding conservation and any affect upon residential amenity. In this regard it is the Planning Authorities consideration that there would not be any significant adverse impacts of the proposal that would outweigh the benefits. The proposal would not result in the loss of any significant trees, and have no adverse highway or ecological implications. Subject to conditions being imposed the new dwelling are considered appropriate in terms of scale, form and massing and the proposal would also lead to an enhancement of the site in terms of its visual appearance. It is therefore considered that the proposal accords with Shropshire Core Strategy policies CS6, CS11, and CS17, SAMDev policies MD1, MD2, MD12 and MD13 and the aims and provisions of the NPPF.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ② As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ② The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee

members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

National Planning Policy Framework
CS2 - Shrewsbury Development Strategy
CS6 - Sustainable Design and Development Principles

RELEVANT PLANNING HISTORY:

14/00743/OUT Outline application for residential development (to include access) REFUSE 6th May 2014

15/04627/REM Reserved Matters pursuant to outline permission reference 14/00743/OUT for residential development to include appearance, landscaping, layout and scale PDE

Appeal

14/02153/REF Outline application for residential development (to include access) ALLOW 8th December 2014

11. Additional Information

View details online:

List of Background Papers (This MUST be completed for all reports, but does not include items

containing exempt or confidential information)

Cabinet Member (Portfolio Holder)

Cllr M. Price

Local Member

Cllr Peter Nutting

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

2. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
3. Before work commences on the construction of the dwellings, garages and screen walls, and before the final surfacing is applied to access roads and parking areas, details of the colour, form and texture of the proposed external materials for these structures, roads and areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory and in character with the surroundings, in the interests of the visual amenities of the area.

4. Where the landscaping plans illustrate the planting of Swedish birch, Alder 'Imperialis' and Sweet Gum trees as proposed for planting on open space areas, these specimens shall be replaced with native species, such as English Oak where spaces allows, and in smaller areas the fruit trees recommended within the Ecology report submitted by Star Ecology, such as crab apple, damson or wild cherry. Such details shall be submitted as part of a revised planting schedule prior to the commencement of development and implemented prior to the first occupation of the dwellings hereby approved.

Reason: To comply with the aims and objectives of the Environmental Network.

5. A construction method statement shall be submitted to and approved in writing by the Local Planning prior to the commencement of any development under the terms of this permission.

Reason: To protect the amenities of the nearest residential properties during the construction phase.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

6. Before the first occupation of the dwellings hereby approved, glazing with high noise reducing properties shall be installed in all properties on facades facing the The Mount. The affected windows shall be insulated in accordance with a scheme agreed with the Local Planning Authority.
Reason: In the interests of amenity.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

7. All existing roadside hedgerows, with the exception of where the access is to be created, shall be protected, retained and maintained to the satisfaction of the local planning authority for the duration of any development works and for 5 years thereafter.

Reasons: To safeguard the visual amenities of the area

8. Hours of working for the construction phase shall be restricted to 07.30 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours on Saturdays. There shall be no construction work on Sundays, Public or Bank Holidays.

Reason: To protect the amenities of the nearest residential properties during the construction phase.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development relating to Schedule 2, Part 1 in it's entirety; shall be erected, constructed or carried out.

Reason: To maintain the scale, appearance and character of the development and to safeguard residential and / or visual amenities.

10. Windows shall be recessed by 55 mm unless otherwise agreed in writing by the LPA.

Reason: To ensure that the external appearance of the development is satisfactory.

Informatives

1. In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 187.
2. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from

www.planningportal.gov.uk or from the Local Planning Authority. The fee required is £97 per request, and £28 for existing residential properties.

3. Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.
4. The applicant is advised that the conditions attached to the outline consent (14/00743/OUT), excluding those relating to the submission of reserved matters, are still in force and compliance with these conditions is necessary to ensure that the development remains consistent with the aims and objective of the Development Plan, and further still to ensure that the proposal is considered legal. All conditions that require details to be submitted prior to the commencement of development / first occupation will remain in force until said details have been formally discharged by the Local Planning Authority.
5. You are obliged to contact the Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the unit(s) hereby approved. At the earliest possible opportunity you are requested to submit two suggested street names and a layout plan, to a scale of 1:500, showing the proposed street names and location of street nameplates when required by Shropshire Council. Only this authority is empowered to give a name and number to streets and properties, and it is in your interest to make an application at the earliest possible opportunity. If you would like any further advice, please contact the Street Naming and Numbering Team at Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, or email: snn@shropshire.gov.uk. Further information can be found on the Council's website at: <http://new.shropshire.gov.uk/planning/property-and-land/name-a-new-street-or-development/>, including a link to the Council's Street Naming and Numbering Policy document that contains information regarding the necessary procedures to be undertaken and what types of names and numbers are considered acceptable to the authority.
6. Badgers, the setts and the access to the sett are expressly protected from killing, injury, taking, disturbance of the sett, obstruction of the sett etc by the Protection of Badgers Act 1992. Works within 30m of a badger sett may require a Badger Disturbance Licence from Natural England. The site should be subject to an inspection for badger setts by an experienced ecologist immediately prior to the commencement of works on the site.
7. Where possible trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.
8. THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations approval. If you have not already done so, you should contact the Council's Building Control Section on 01743 252430 or 01743 252440.