



Committee and Date

North Planning Committee

22nd March 2016

Item

8

Public

Development Management Report

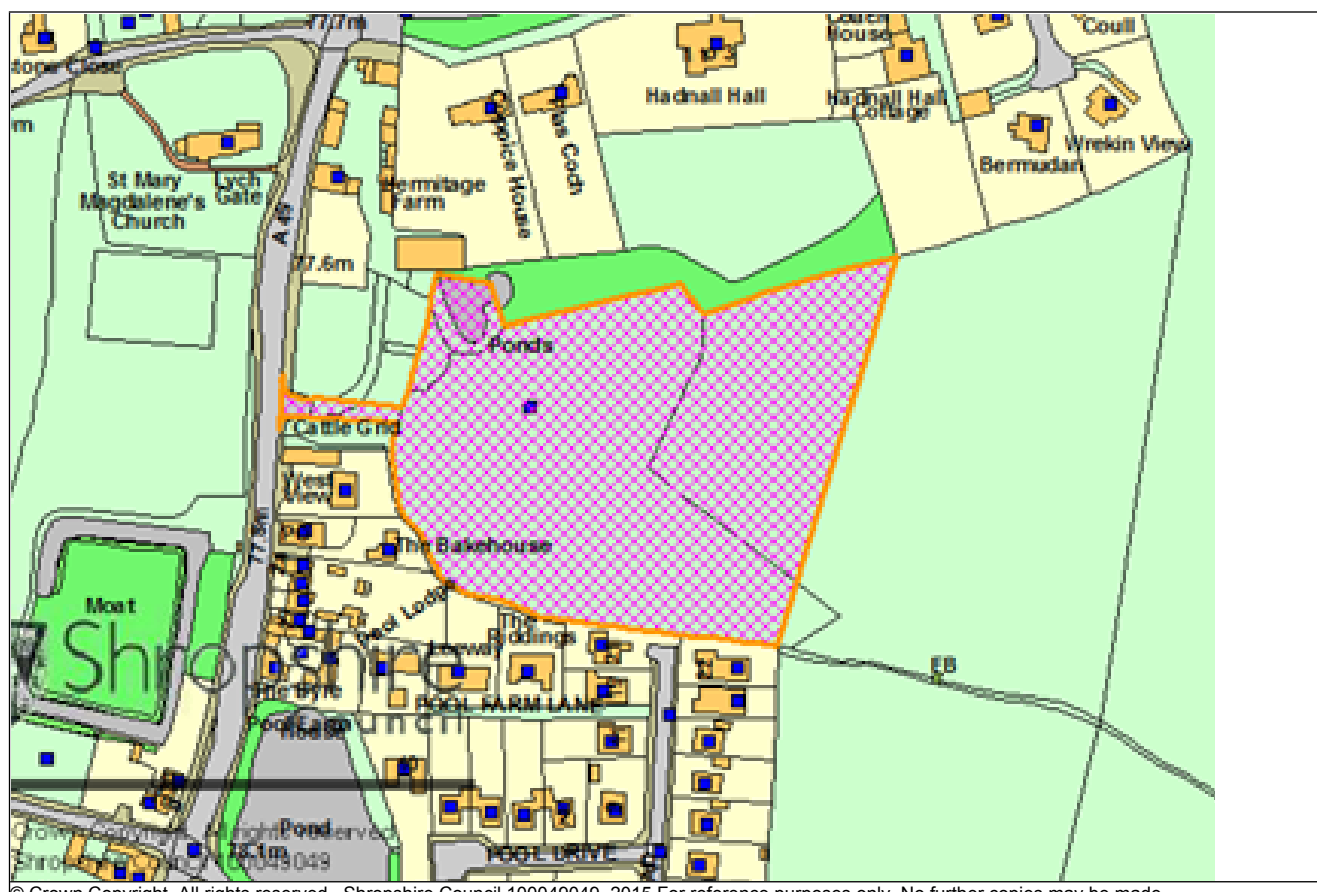
Responsible Officer: Tim Rogers

Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

| | | |
|--|---|---------|
| <u>Application Number:</u> 15/05061/REM | <u>Parish:</u> | Hadnall |
| <u>Proposal:</u> Approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline application 14/01872/OUT for mixed residential development (28 dwellings) to include discharge of conditions 1, 6, 7, 8, 9, 10 and 11 | | |
| <u>Site Address:</u> Land South Of Hermitage Farm Shrewsbury Road Hadnall Shropshire | | |
| <u>Applicant:</u> Galliers Homes Ltd | | |
| <u>Case Officer:</u> Jane Raymond | <u>email:</u> planningdmc@shropshire.gov.uk | |

Grid Ref: 352309 - 319962



Recommendation:- That members resolve to approve the application subject to the conditions in Appendix 1 and give officers delegated approval to issue the decision on receipt of a satisfactory landscaping scheme and to amend conditions accordingly if the revised landscaping scheme is not received by the committee date.

REPORT

1.0 THE PROPOSAL

- 1.1 This application relates to approval of Reserved Matters (appearance, landscaping, layout and scale (condition 1) pursuant to outline application 14/01872/OUT for mixed residential development for 28 dwellings. The proposal also includes details required to be submitted at the Reserved matters stage under conditions 6 (Tree protection plan), 7 (Access), 8 (Roads), 9 (FRA), 10 (Surface water drainage) and 11 (Ground levels).

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is an agricultural field to the East of the A49 within Hadnall that is associated with Hermitage Farm. To the South of the site are residential properties on Pool Road and Pool Farm Lane, to the West of the site is the rear of properties that front the A49, to the East is open fields and to the North are the rear gardens of properties that front Hall Drive including Hadnall Hall. There is a large Oak tree in the centre of the site and mature trees to the Northern boundary and a pond in the North West corner.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 When the Outline application was decided at committee members resolved to approve the application subject to all matters reserved for later approval being determined by Committee, subject to any objections being received. Although the Parish Council has not objected to the application four letters of objection have been received from local residents.

4.0 **Community Representations**

4.1 **- Consultee Comments**

4.1.1 **SC Highways: Recommendation**

Approval of Reserved Matters:

- Appearance: N/A
- Landscaping: No comment
- Layout: No Objection – subject to the development being constructed in accordance with the approved layout and the suggested conditions & informatives
- Scale: No Objection – the proposed scale of development is considered acceptable from a highway perspective.

Discharge of Conditions:

Cond.1. – as above

Cond.6 – N/A

Cond.7 – Do Not Discharge – on the grounds that the details submitted are insufficient to assess the suitability of the design and proposed specification

Cond.8 – Do Not Discharge – on the grounds that the details submitted are insufficient to assess the suitability of the design and proposed specification

Cond.9 – N/A

Cond.10 – N/A

Cond.11 – N/A

Observations

The principle of this development has previously been approved (14/01872/OUT) therefore the highway comments are solely related to the details submitted, for the Approval of Reserved Matters and the Discharge of Conditions requested, from a highway perspective. The submitted engineering plan in respect to the main access, new roads, footways, individual property accesses, surface water drainage, street lighting, street furniture, etc. does not include sufficient detail and/or specifications, in order for a full engineering appraisal of the proposal. Therefore, conditions 7 & 8 should not be discharged at this time. In addition, conditions and informatives have been suggested to be included with any forthcoming consent to inform the developer of the appropriate requirements and processes required when pursuing the construction of this development.

- 4.1.2 **SC Drainage:** The proposals are acceptable therefore drainage Conditions 9, 10 and 11 can be discharged.

- 4.1.3 **SC Affordable Housing:** The design and access statement refers to an affordable housing contribution of 4.2 which is correct for this area. The 4 x 2 bed bungalows

will be for affordable rent, which meets some of the identified need in the parish.

- 4.1.4 **SC Trees:** 25 Jan (comments on revised plans): is pleased the applicants now intend to keep the veteran tree as a feature. The landscape plan should be amended to include a low ankle rail around the tree's root protection area (shown on the TPP as Tree Protection fence 2), and inside this area the turf removed and bark mulch applied to the original level. No additional planting should be provided in this area which would be competition for the veteran tree and detract from it as a feature. There would be scope for some additional tree planting to the sides of plot 15 and 16 if considered appropriate - either shrubs or smaller ornamental trees. Is happy with the remaining landscape mixture of native shrubs and ornamental trees.

2 Feb: If the amended landscape plan shows the mulched area and low fence around the retained veteran tree as a feature and the woodland edge planting of native shrubs and Silver Birch adjacent to plot 15 /16 as shown, is happy to support the landscape scheme.

- 4.1.5 **SC Ecology:** The great crested newt habitat protection, creation and enhancement strategy must be submitted before the landscaping scheme can be approved.

The wildflower seed mixes should be supplied. The veteran oak tree in the middle of the field should be retained on biodiversity grounds.

A landscaping scheme has been submitted for approval. Great crested newts (GCN) were recorded in 2014 in the pond on site. A mitigation licence in respect of great crested newts will be required for the development. As part of the licence application a mitigation strategy will need to be put forward to set out habitat protection, enhancement and creation.

The open space adjacent to this pond is shown to have an attenuation pond created to be planted with Germinal seed mix WFG9 'wetland and pond areas' and planting of a 'Neutral Soil' mix. The existing trees around the pond are not shown on the landscape plan but a new native shrub mix is indicated.

No information has been provided on the habitat creation/enhancement aspect of the GCN mitigation strategy except for construction of hibernaculum. The enhancement of the pond and open space as GCN habitat is required to compensate for loss of the habitat on the remainder of the application site. In addition the timing and other details of the attenuation pond should be considered as this excavation work is extremely close to a GCN pond presents a risk.

The pollarded oak tree in the middle of the field is indicated for removal on the landscape plan. Veteran oak trees are known to support the largest number of invertebrates of any native tree and of course will provide excellent bird nesting sites (Southwood, T.R.E. (1961) The numbers of species of insect associated with various trees. J. Animal Ecology 30: 1-8). On biodiversity grounds retention of this tree is recommended.

- 4.1.6 **SC Parks and Recreation:** Under Shropshire Council's current planning policy regulations, the Open Space Interim Planning Guidance adopted 11th January 2012, all development should provide 30sqm of public open space per bedroom.

The proposed development does indicate that it meets the above requirement. However, the POS design layout does not provide one usable recreational open space as set out in the policy. The POS is split by the access road which is not conducive to the use of recreational open space, particularly by children.

Consideration should be given to extending the POS from the attenuation pond on the northern boundary and relocating units 27 & 28 into the allocated 958m² POS area. The 83m² POS should be incorporated into unit 1 curtilage to stop any antisocial behaviour and reduce future grounds maintenance costs.

The inclusion of public open space is critical to the continuing health and wellbeing of the local residents. Public open space meets all the requirements of Public Health to provide space and facilities for adults and children to be both active physically and mentally and to enable residents to meet as part of the community.

- 4.1.7 **SC Waste Management:** Satisfied that refuse vehicles can access the main road that makes up this estate. Plot 24 will need to bring bins down to main road for collection as we cannot access the private drive.

4.2 - Public Comments

- 4.2.1 Four letters of objection have been received summarised as follows:

- Proximity of proposed houses resulting in overbearing buildings, overlooking, loss of privacy and loss of light.
- Further information is required in relation to boundary/screening materials to be used. Wooden fencing will be unsightly against the Victorian cattle rails in situ but equally planting of young hedgerows will also provide little screening
- Concerned about fencing around or across the pond and impact on wildlife
- Removal of the vintage oak tree in the centre of the field
- Removal of existing trees sited adjacent to proposed plots 11 & 12
- Impact of street lighting and house lights on bats in the nearby woodland
- Access to and future maintenance of the existing watercourse to the South of the site
- Existing flooding and poor surface water drainage of the site which will be exacerbated by buildings and hard surfacing
- Suggestion to link up the existing laybys on the A49 (Shrewsbury Road)
- Access to the site (particularly when turning right) will be dangerous due to speed and volume of existing traffic.
- Additional traffic will exacerbate existing difficulties in accessing Shrewsbury Road
- The schools and GP are already over subscribed
- No need for additional houses as there are new houses in the village still not sold

- 4.2.2 **Hadnall Parish Council:** Makes the following observations and comments;

1. Road Safety considerations.

The recent traffic survey identified that the average speed through the village was in excess of 30mph. The Parish Council expressed a preference for a mini traffic island as opposed to the proposed use of the existing site entrance. This would

have made a safer right turn and slow traffic within the village, importantly just before the village shop / post office where cars frequently park along the side of the road.

The Parish Council envisage that the provision of additional parking will be provided by connecting the two lay-bys on the A49 heading north in the future. The community led plan presently in progress is likely to support this. This will have a material impact on the access to Hermitage farm and we would ask the highways department to consider this proposal and provide a view on the appropriateness of the proposed access at this stage.

2. Flood Management.

The site is an identified flood risk on Pluvial Flood Map and the surrounding roads have experience flooding. Concerns have been expressed about the drainage into the gully running eastwards from the road behind West View, the original of which is unknown. The gully often floods and does not flow freely. The parish would like confirm whether any storm water will be diverted to the gully and who will be responsible for the maintenance of the gully.

3. Trees.

The parish council would welcome the opinion SC Trees as to whether it is necessary to remove the tree adjacent to plot 11 & 12

5.0 THE MAIN ISSUES

Principle of development

Layout, scale and appearance

Impact on residential amenity

Access, estate roads and parking

Trees, landscaping and open space

Ecology

Drainage

Developer contributions - AHC and CIL

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The principle of development including the means of access to the site has been established by the Outline application. The purpose of this Reserved Matters application is to determine whether the layout, scale and appearance of the development and landscaping of the site is acceptable.

6.2 Layout, scale and appearance

6.2.1 There are a variety of housing types, scale and plot sizes within Hadnall, some directly facing the main road and some off side roads and on mini estates. The public view of the majority of the site is screened by existing housing and the development of this field would be virtually unnoticeable when travelling along the A49 apart from the gap at the entrance to the site. This gap will however be undeveloped as the land adjacent to the road is outside of the site boundary and the land immediately behind this next to the pond is indicated to be landscaped open space. The proposal indicates a mix of house types and sizes including two storey houses and single storey bungalows and detached and semi-detached

properties. It is officers opinion that the mix of properties and the layout of the site is acceptable and that the proposed scale and design is acceptable given the context of the site and would not adversely affect the character and appearance of the locality.

6.3 Impact on residential amenity

6.3.1 A few residents closest to the boundaries with the site were concerned that due to the proximity of some of the houses the proposals may appear overbearing or result in overlooking, a loss of privacy and loss of light. To address these concerns the layout plans have been amended and the dwelling proposed for plot 11 is now a bungalow instead of a 2 storey house. The houses proposed for plots 1 to 6 on the South West boundary are now all in excess of 21 metres from the back of existing properties and although the gap between the proposed dwellings for plots 7 to 10 is much less (between 8 and 11 metres) as they will face the side elevations of the existing properties and will be bungalows this reduced distance is acceptable. With regard to the houses proposed for the North of the site due to the considerable distance between the existing and proposed dwellings the proposal would not result in any significant adverse impact on residential amenity.

6.4 Access, estate roads and parking

6.4.1 The principle of the proposed vehicular access to the proposed development site via improvements to an existing farm access onto the A49 was approved at the outline stage. In response to the Outline application Highways confirmed that the access has good visibility in both directions and had no objection to the proposal subject to conditions regarding engineering details for the formation of the access and the estate roads. Residents were concerned at the outline stage about difficulties accessing the A49 and vehicular and pedestrian safety due to the speed of traffic on this busy road and cars parked outside the shop obstructing visibility. The PC and a local resident have raised these concerns again and have suggested their preference for a mini traffic island as opposed to the proposed use of the existing site entrance and a suggestion to link up the existing laybys on the A49 to provide additional parking.

6.4.2 Both the provision of a mini roundabout and the two laybys are outside the development site and Highways have not requested any improvements or alterations to the existing highway (other than the proposed access) to make this proposal acceptable. It is therefore not reasonable to request that the developer/landowner pays for or makes alterations to the highway that have been suggested and planning regulations do not allow for conditions to be imposed requiring work to be undertaken outside of the site that do not relate directly to the application and/or are not required to make the proposal acceptable. It is considered that the proposed access to the site approved at the outline stage is acceptable and there is no requirement for additional works to the highway.

6.4.3 Highways have confirmed that the proposed access and layout and scale of development are acceptable but that the technical details required by conditions 7 and 8 are not sufficient. The full engineering and technical specification for the proposed access and estate roads will be subject to a S38 agreement and the suggested informative will provide advice on this and conditions will be imposed requiring full details to be submitted for approval prior to commencement of development.

6.4.4 Waste and recycling are satisfied that refuse vehicles can access the main access road and internal estate and that only plot 24 will need to move bins to the road on collection day as it is proposed to be accessed via a private drive.

6.5 **Trees, landscaping and open space**

6.5.1 There is a large Oak tree within the site and the initial plans submitted indicated that the tree would be removed contrary to what was indicated at the outline stage. Amended plans have now been received that indicate the tree to be retained. The tree officer is generally satisfied with the proposed landscaping but has requested that an amended landscaping scheme be provided that shows a mulched area and low fence around the retained veteran tree.

6.5.2 A revised landscaping scheme is being prepared at the time of writing this report to address the tree officer comments and also the Ecologists request for the landscaping proposal to reflect the GCN habitat protection, creation and enhancement strategy that needs to be submitted before the landscaping scheme can be approved.

6.5.3 The tree officer is satisfied with the submitted tree protection details required to be submitted under condition 6, and a condition will be imposed to ensure that it is adhered to. The PC and a local resident have enquired why one of two trees adjacent to plot 11 & 12 needs to be removed. The plans do show the removal of one of the trees and the tree officer has no objection to this. It is in any case outside of the development boundary and is not protected so could be removed without permission. It is required to be removed in order to facilitate the main surface water drain that will take surface water to the neighbouring field for disposal and tree roots could damage this main drain.

6.5.4 The layout and landscaping plan show more than sufficient open space in accordance with the guidance within Open Space IPG and MD2. Parks and Recreation have however commented that the POS design layout does not provide one usable recreational open space as set out in the policy. However the IPG does provide for a mix of recreational/informal and semi-informal open space and the semi-informal opens pace around the Oak tree that will be separated from the main open space is required in order to maintain this important feature.

6.5.5 A couple of residents have enquired about the boundary fencing proposed and whether it is suitable. The submitted landscaping plan shows a mixture of boundary treatments including 1.8m high Larch Lap Fencing, 1.8m high Close Boarded Fencing, 1.3m high Post & Rail Fencing and Hedgerow Planting. The choice of boundary treatments is considered by officers to be acceptable and will be finalised when the revised landscaping scheme is submitted.

6.6 **Ecology**

6.6.1 An ecological survey was submitted at the Outline stage and as there is a small population of Great crested newts in Pond 1 a European Protected Species licence will be required for the development. The Councils ecologist confirmed that the proposed development will not be detrimental to the maintenance of the populations of great crested newts at a favourable conservation status within their natural range, provided that a condition is imposed requiring the submission of a

habitat protection, creation and enhancement strategy prior to commencement. This is not required to be provided at this stage but as the landscaping scheme should be informed by this strategy the Councils ecologist has requested that the habitat protection, creation and enhancement strategy be submitted concurrently with the landscaping proposal and as referred to above this is due to be submitted shortly.

- 6.6.2 One resident has raised concern regarding the impact of lighting on bats in the nearby woodland. This was considered at the outline stage and a lighting condition was imposed that requires details to be submitted prior to the erection of any lighting that takes into account the advice on lighting set out in the Bat Conservation Trust booklet. The layout indicates the planting of a species-rich hedge along the new proposed eastern site boundary and this and the additional tree planting and landscaped gardens will provide longer term biodiversity value and enhancement of the site compared to its use as an agricultural field.

6.7 Drainage

- 6.7.1 The drainage team have confirmed that the submitted details in relation to conditions 9 (FRA), 10 (Surface water drainage) and 11 (Ground levels) are acceptable and a condition can be imposed to ensure that the proposed surface water drainage is fully implemented in accordance with the approved details prior to occupation. A resident has enquired about the brook/ditch that runs along the Southern and Western boundary behind 'West View' and the PC have commented that this gully often floods and does not flow freely and has queried whether any storm water will be diverted to the gully and who will be responsible for its future maintenance.

- 6.7.2 The agent has confirmed that in relation to the gully, the land to the North of West View is not part of this application and will be retained by the landowner. The gully is outside the development site and will be unaffected by the development as all surface water will be directed to the proposed attenuation pond on the North side of the site access road. The landowner has advised the agent that the ditch has been the victim of fly tipping with domestic rubbish (prams, children's play equipment, etc.) which has caused problems in the past. The agent has suggested that the development of the site will provide better informal overlooking which may help to reduce this problem. The agent has confirmed that the ditch to the East of West View will form the boundaries to the gardens, and will be maintained by the relevant property owners.

6.8 Developer contributions - AHC and CIL

- 6.8.1 Affordable housing on this site is secured by the S106 attached to the Outline permission. The proposal indicates the provision of four two bedroom bungalows and the affordable housing officer has confirmed that this will meet some of the identified need in the parish. The balance of 0.2 will be provided as a financial AHC.
- 6.8.2 The proposal will also be liable for a CIL payment. Some residents have raised concern about the capacity of the local infrastructure (including school places) to support the additional dwellings. However CIL replaces the need to seek additional developer contributions via a S106 for Education, Highway improvements or other infrastructure improvements for example and can also be used to target community

improvements identified in the LDF Implementation plan and Place plans.

7.0 CONCLUSION

7.1 The principle of development including the means of access to the site has been established by the Outline permission. It is considered that the proposed scale and design of the dwellings and the layout of the site is acceptable and would not adversely affect the character and appearance of the locality or adversely impact on residential amenity and therefore accords with CS6 and MD2. The submitted landscaping scheme is generally acceptable but an amended plan is expected shortly to address the few outstanding issues raised by the Tree officer and to ensure that the landscaping proposal reflects the GCN habitat protection, creation and enhancement strategy to be submitted. More than sufficient open space will be provided and the proposal would not result in the loss of any significant trees and the tree protection plan is acceptable. The proposal therefore accords with the Open Space IPG, MD2 and CS17. Drainage have confirmed that the submitted details requested to be submitted by condition 9, 10 and 11 are acceptable and although Highways are not fully satisfied with the engineering and technical details for the access and estate road required by condition 7 and 8 a further condition can be imposed on this RM application to ensure that the full details are submitted prior to commencement of development. It is therefore considered that the proposal accords with Shropshire LDF policies CS6, CS11, CS17 and MD2 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:

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.

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: NPPF

Core Strategy and SAMDev Policies: CS6, CS11, CS17 and MD2

RELEVANT PLANNING HISTORY:

14/01872/OUT Outline application (access for approval) for mixed residential development (28 dwellings) (amended description) GRANT 4th December 2014

11. Additional Information

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| List of Background Papers: File 15/05061/REM |
| Cabinet Member (Portfolio Holder) Cllr M. Price |
| Local Member Cllr Simon Jones |
| 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. The submitted engineering details of the access required by condition 7 imposed on the outline consent are not approved and prior to commencement of development full engineering details of the means of access, including the layout, construction and sight lines shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the dwellings are occupied.

Reason: To ensure the formation and construction of a satisfactory access in the interests of highway safety.

3. The submitted details of the roads required by condition 8 imposed on the outline consent are not approved and prior to commencement of development details of the design and construction of any new roads, footways, accesses together with the disposal of surface water shall be submitted to, and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented prior to the dwellings being occupied.

Reason: To ensure an adequate standard of highway and access for the proposed development.

4. Before any other operations are commenced, the proposed vehicular access and visibility splays, shall be provided and constructed to base course level and completed to approved specification before the development is fully occupied and thereafter maintained. The area in advance of the sight lines shall be kept permanently clear of all obstructions.

Reason: To ensure that the development should not prejudice the free flow of traffic and conditions of safety on the highway nor cause inconvenience to other highway users.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

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

6. All hard and soft landscape works shall be carried out in accordance with the approved plan *TO BE COMPLETED*. The works shall be carried out prior to the occupation / use of any part of the development hereby approved. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

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

7. The submitted tree protection plan required by condition 6 imposed on the outline consent is approved and shall be implemented in full prior to the commencement of any demolition, construction or ground clearance and thereafter retained on site for the duration of the construction works..

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development.

8. The submitted drainage details required by conditions 10 and 11 imposed on the outline consent are approved and the agreed details shall be fully implemented prior to the dwellings being occupied.

Reason: To ensure satisfactory drainage of the site and to avoid flooding