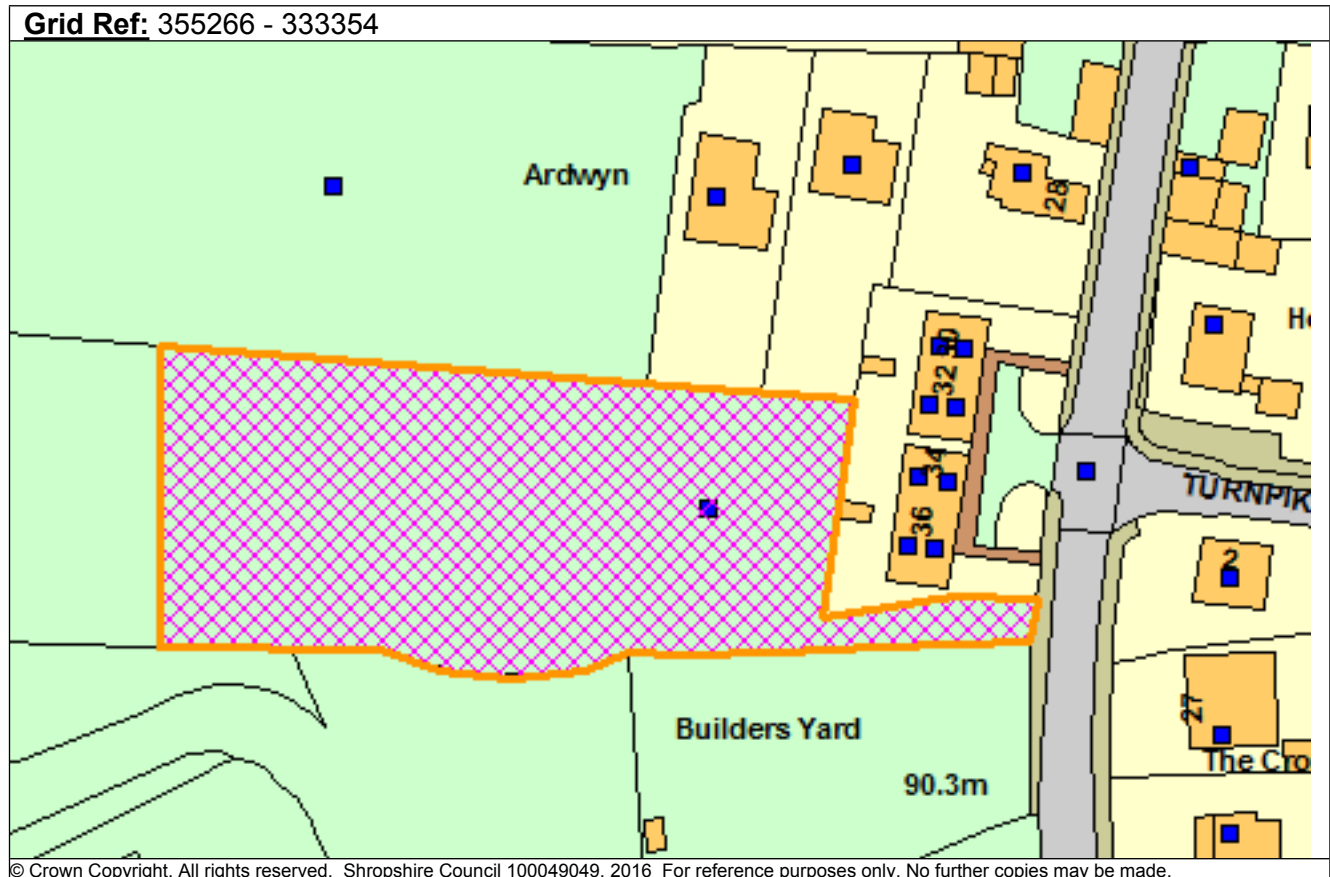


## Development Management Report

Responsible Officer: Tim Rogers  
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### Summary of Application

<b><u>Application Number:</u></b> 17/03775/OUT	<b><u>Parish:</u></b>	Prees
<b><u>Proposal:</u></b> Outline application for the erection of up to 5 no. residential dwellings including access off Shrewsbury Street		
<b><u>Site Address:</u></b> Proposed Residential Development To The West Of Shrewsbury Street Prees Shropshire		
<b><u>Applicant:</u></b> Messrs John & William Nash		
<b><u>Case Officer:</u></b> Sue Collins	<b><u>email:</u></b> <a href="mailto:planningdmne@shropshire.gov.uk">planningdmne@shropshire.gov.uk</a>	



**Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.****REPORT****1.0 THE PROPOSAL**

1.1 This application seeks outline planning permission for the construction of up to five dwelling and the formation of a vehicular access to land off Shrewsbury Street, Prees.

**2.0 SITE LOCATION/DESCRIPTION**

2.1 The land is identified in SAMDev as being part of an allocated housing site within the village. The land is currently laid to grass and is used for agricultural purposes. It is a relatively flat area of land behind existing dwellings fronting Shrewsbury Street and two dwellings to the north. To the south is the Prees Industrial Estate. The remaining areas adjacent to the site are agricultural land.

2.2 There is a hedgerow to the south with some mature/semi mature trees around and the boundaries to the dwellings are defined by fencing.

**3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 The Parish Council have objected to the proposal which is contrary to the recommendation of officers. Under the terms of the Scheme of Delegation, due to the opposing opinions the application should be presented to the planning committee for determination.

**4.0 COMMUNITY REPRESENTATIONS full details of the responses can be viewed online****4.1 Consultee Comments**

4.1.1 Prees Parish Council: Prees Parish Council stands by its previous comments concerning its disquiet about piecemeal development of this site and reiterates that in its view access is extremely difficult and therefore potentially unsafe.

4.1.2 **Affordable Housing:** If the development is policy compliant then whilst the Council considers there is an acute need for affordable housing in Shropshire, the Councils housing needs evidence base and related policy pre dates the judgment of the Court of Appeal and subsequent changes to the NPPG, meaning that on balance and at this moment in time, then national policy prevails and no affordable housing contribution would be required in this instance.

4.1.3 **Conservation:** In considering the proposal due regard to the following local policies and guidance has been taken, when applicable: CS5 Countryside and Green Belt, CS6 Sustainable Design and Development and CS17 Environmental Networks, MD13 Historic Environment and with national policies and guidance, National Planning Policy Framework (NPPF) published March 2012 and Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

We will not be commenting in full in this case, however:

- The site is outside the conservation area but is in close proximity to it and when designing any dwellings, should decision takers consider this outline application to be acceptable, as the character of the conservation area could be harmed through inappropriate development of this site.

- It is considered that the site extends too far back from Shrewsbury Street and should be reduced in length to reduce its encroachment into agricultural pastureland beyond the line which appears to be already set.
- The design of any proposed dwellings should reflect the local vernacular detail in terms of scale, details, materials and layout.
- Developments of this type have the potential to have an adverse impact on the character of the area unless carefully designed and detailed as per first comment made.

#### 4.1.4 **Highways:** No objection

The highway comments from WSP have been reviewed.

The highway authority acknowledge that the current application site forms part of a larger parcel of land allocated within the SAMDev. The principle of development was therefore acceptable although access issues would need to be resolved as part of any proposals coming forward. The current scheme seeks consent within its land ownership footprint and therefore the access has been designed accordingly. The access therefore does not provide any access radii or at a width that would allow the simultaneous movement of vehicles at the access point with the public highway.

The application seeks outline consent only with all matters reserved apart from access, this includes therefore the number of dwellings that would be accommodated on the site although the application forms suggest 5 dwellings and is shown on an illustrative drawing.

As regards the highway comments of WSP, the attached Land Registry Plan indicate the land ownership on the southern side of the access and appears to show a margin width between the property boundary and carriageway edge. The current overgrown hedge does not provide this margin width to be evident on the ground. In the circumstances it appears that a satisfactory margin width may be available within highway limits.

The highway authority is satisfied therefore that an adequate means of access could be provided although any scale of development would need to be limited having regard to the constraints of the access design which is constrained by the land ownership in the applicant's control. This questions therefore the potential build out of the site in support of the overall SAMDev land allocation.

#### 4.1.5 **Ecology:** No objection

##### **Badger**

The nearest sett entrance is estimated to be 20m from the proposed development sites boundary and as such it is likely that impacts on the sett can be avoided through precautionary methods of working (20m is considered to be the maximum extent of badger tunnels). Considering the limited foraging opportunities, the site's value largely relates to its proximity to the main sett, and in providing a relatively safe and undisturbed parcel of land for badgers to cross to access suitable foraging ground. A Method Statement with respect to risk avoidance measures to ensure the protection of badger during works will be provided.

**Bats & Nesting Birds**

In order to mitigate and enhance the site for bats and nesting birds, lighting will be controlled on site and bird and bat boxes will be built into the site design. Mature trees and hedgerows should be retained where appropriate on site, and additional planting should be used to enhance these existing ecological corridors.

**Great Crested Newts**

Survey work conducted in 2016 recorded absence of great crested newts in ponds within 250m of the proposed development. Seasons Ecology has recommended an updated ecological assessment, prior to works on site, if development has not commenced by 2019.

4.1.6 **Trees:** Whilst no objection in principle, I note that unlike the previous withdrawn outline application a tree survey has not been submitted. A full application will require an updated arboricultural report and tree protection plan. The indicative plan shows that most of the trees can be retained as they are situated on the curtilage of the site.

4.1.7 **Drainage:** No objection, however full details shall be submitted as part of the reserved matters application should outline planning permission be granted.

4.1.8 **Archaeology:** No objection

The proposed development site is located just beyond the historic core of the settlement of Prees and close to the boundary of the Conservation Area. There are currently no known heritage assets with archaeological interest recorded on the Historic Environment Record on the site. However, the existing field pattern on the proposed development site suggests it has evolved from a group of crofts and closes on the immediate edge of the medieval core of the settlement. For these reasons the proposed development site is deemed to have low to moderate archaeological potential.

In view of the above, and in line with Paragraph 141 of the NPPF and Policy MD13 of the Local Plan, it is recommended that a programme of archaeological work, to comprise an archaeological watching brief during all ground works, is made a condition of any planning permission.

**4.2 Public Comments**

4.2.1 Two letters of representation have been received. The areas of concern relate to:

- The proposed access arrangements are inadequate.
- The neighbouring land is to become a nature park with public access.

**5.0 THE MAIN ISSUES**

- Principle of Development
- Affordable Housing
- Design, Scale and Character
- Impact on Residential Amenity
- Highways
- Ecology
- Trees

- Drainage
- Archaeology

## **6.0 OFFICER APPRAISAL**

### **6.1 Policy & principle of development**

- 6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight in the determination of planning applications. The NPPF advises that proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.
- 6.1.2 Policy S18.2(1) of the SAMDev identifies Prees as part of the community cluster with a future housing growth of approximately 100 dwelling over the period to 2026. Within this policy the land shown as PRE/002/011/12 is identified as being for providing 30 dwellings subject to suitable access being available. The application site is part of this allocated land and would provide for up to 5 dwellings. An indicative layout plan has been provided with the application to demonstrate how it would be possible to achieve the development.
- 6.1.3 Policy CS4 of the Shropshire Core Strategy relates to development within the community hubs and clusters. This policy aims to focus development to within the hubs and clusters and not allowing development outside these areas. As the site is allocated within the SAMDev it would be in accordance with policy CS4.
- 6.1.4 It is noted that one of the objections from the Parish Council relates to the piecemeal nature of the application. In terms of policy and legislation, there is no requirement for the whole site to be applied for in one application. Therefore this cannot be justified as a reason to refuse a planning application. It will be necessary however, to ensure that the current proposal does not affect the potential for the remaining land in PRE/002/011/12 to be developed.
- 6.1.5 On the basis of the above information it is the opinion of officers that the principle of the development of the land is acceptable and in accordance with policy S18.2(i). Other issues such as highways etc. will be detailed further in this report.
- ### **6.2 Affordable Housing**
- 6.2.1 In accordance with the national policies currently applicable, while there is an acute need for affordable housing Shropshire in this case no affordable housing contribution will be required.
- ### **6.3 Design, Scale and Character**
- 6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential

and local amenity, ensure sustainable design and construction principles are incorporated within the new development. Policy 7 'Requiring Good Design' of the National Planning Policy Framework indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

- 6.3.2 In addition policy MD2 of SAMDev builds on policy CS6 and deals with the issue of sustainable design.
- 6.3.3 This is an outline application where the matters of appearance, scale and layout will be dealt with as a separate application should outline planning permission be granted.
- 6.3.4 An indicative site plan has been provided with the application to demonstrate a potential layout for the land. Comments have been made by the Conservation Officer that the parcel of land extends beyond the current developed land. However the Case Officer has spoken to the Conservation Officer and it seems they were not aware that the land is allocated for development in SAMDev.
- 6.3.5 While Tarragon Cottage and Ardwyn are occupied to the north, there is a current permission for two further dwellings to be constructed to the west of them. This would extend the built form to the boundary between plots 4 and 5 of the current proposal. This further reduces the argument that it is a projection in to a rural location.
- 6.3.6 The layout plan supplied, clearly identifies that five reasonably sized dwellings with garages and driveways could be constructed on the land with an access from Shrewsbury Street. As demonstrated a hammer head turning area would be provided at the end to allow turning for vehicles. However the plan also shows that access would be maintained to the existing land. This provision would also allow for the further development of the land in the future.
- 6.3.7 Therefore on the basis of the above it is demonstrated on the indicative plan that an appropriate development could be undertaken on the site with the ability to continue development on the remaining allocated land. Issues relating to design and scale would be fully assessed as part of any reserved matters application.

#### 6.4 **Impact on Residential Amenity**

- 6.4.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.
- 6.4.2 As stated above no details as to the final layout and design of the proposed dwellings has been provided as part of this application. However from the details provided it is evident that sufficient separation could be achieved to maintain privacy to neighbouring properties. Appropriate design would also ensure this is maintained. Similarly the future design of the buildings and their layout will ensure that appropriate levels of light are also maintained.

#### 6.5 **Highways**

- 6.5.1 Concerns have been raised that the proposed access arrangements are

inadequate and will not prevent it being a highway hazard.

- 6.5.2 Information has been submitted with the application identifying that works would be undertaken to the access to meet the standards required. This would include relaying the kerb to provide additional visibility, increasing the width of the access for 16 metres and trimming back an overgrown hedge.
- 6.5.3 Highways Development Control has commented that they have no objection to the proposed access for the development as proposed. However there remains a doubt that any further to development to the extent as identified in SAMDev would be acceptable from this access.
- 6.5.4 Therefore it is necessary to consider whether permission should be granted for five dwellings served off an acceptable access or whether permission should be refused on the basis that it may not be appropriate for the total number of dwellings to be provided on the allocated site. As this is an outline planning application, there may be other options available in due course to improve the access arrangements to serve the remaining development, but there is no guarantee of this.
- 6.5.5 If the application is approved, a condition has been recommended for inclusion to ensure that appropriate engineering details are submitted for approval.
- 6.6 **Impact on Trees**
- 6.6.1 There are number of trees located on the site. No objection has been raised by the Council's Tree Officer to the proposal as the indicative layout plan identifies that most of the trees can be retained as part of the development. However as recommended any planning permission should include a condition requiring a full up to date arboricultural report and tree protection plan to be submitted. This would set out in full the potential implications for the trees on the site.
- 6.6.2 In view of this it is considered that the requirements of policies CS17 and MD12 can be complied with in terms of protecting the natural environment.
- 6.7 **Ecology**
- 6.7.1 The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the natural environment. This particularly relates to the impact on statutorily protected species and habitats. Policy MD12 of SAMDev further supports the principle of protecting and enhancing the natural environment. Therefore the application has been considered by the Council's Ecologist.
- 6.7.2 No objection to the proposed development has been raised. A number of conditions and informatives have been recommended for inclusion on any planning permission that may be granted. These will ensure that any development will provide the necessary protection and enhancement for the ecology and biodiversity of the area.
- 6.7.3 In view of the above it is considered by officers that the proposed development will not have a detrimental impact on statutorily protected species and habitats. Therefore the proposal meets the requirements of the NPPF policy CS17 of the

## Shropshire Core Strategy and policy MD12 of SAMDev

### 6.8 **Drainage**

- 6.8.1 The NPPF and policy CS18 of the Shropshire Core Strategy require consideration to be given to the potential flood risk of development.
- 6.8.2 No objection to the proposed scheme has been received from the Council's Drainage Engineer. However, it stated that full drainage details, plan and calculations will need to be submitted for approval as part of the reserved matters. A condition will therefore be included on any planning permission requiring full drainage details to be provided.
- 6.8.3 In view of the above it is the opinion of officers that an appropriate drainage system can be installed to meet the requirements of the NPPF and policy CS18 of the Shropshire Core Strategy.

### 6.9 **Archaeology**

- 6.9.1 The Council's Archaeologist has commented on the application. While there are no known heritage assets with archaeological interest recorded, there are indications such as the field pattern that suggests the site has evolved over time any may have been a group of crofts close to the immediate edge of the medieval core of the settlement. As such there is a low to moderate archaeological potential on the site. On this basis it has been recommended that a condition be imposed should planning be granted, requiring a programme of archaeological work be carried out.
- 6.9.2 This would ensure that any development of the site would be in accordance with para 141 of the NPPF and policy MD13 of the Shropshire Core Strategy.

### 6.10 **Other Matters**

- 6.10.1 An objection has been made by a local land owner that neighbouring land will be used as a nature park with access to the public. No evidence is available to suggest that this will be carried out. Therefore it is only possible to determine the application in accordance with existing use and adopted policy which is agricultural land that is allocated for housing development.

## 7.0 **CONCLUSION**

- 7.1 The site is part of an allocated housing site within the village of Prees. The concerns raised have been assessed and it is the view of officers that the development will not have a detrimental impact on highway safety, or the character and appearance of the area for the construction of up to five dwellings. Although it may only be a small part of the overall housing site, the indicative site layout identifies that access to the remaining land will be retained for future development. Overall the proposal would be considered to be in accordance with the NPPF and policies S18.2(i), CS4, CS6, CS17, CS18, MD2, MD12 and MD17 of the Shropshire Local Development Framework.

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.



## **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 - written representations, a hearing or inquiry.

The decision is 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 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 give 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 1970.

## **9.0 FINANCIAL IMPLICATIONS**

### **9.1**

There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far 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

National Planning Policy Framework

Settlement: S18 - Whitchurch

CS4 - Community Hubs and Community Clusters

CS6 - Sustainable Design and Development Principles

CS17 - Environmental Networks

CS18 - Sustainable Water Management

MD1 - Scale and Distribution of Development

MD2 - Sustainable Design

MD12 - Natural Environment

MD13 - Historic Environment

### Relevant planning history:

PREAPP/15/00044 Proposed residential development for upto 50 dwellings PREAMD 16th March 2015

16/05657/OUT Outline application for the erection of up to 5 no. residential dwellings including access off Shrewsbury Streets WDN 26th January 2017

17/03775/OUT Outline application for the erection of up to 5 no. residential dwellings including access off Shrewsbury Street PDE

## 11. Additional Information

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 R. Macey
Local Member Cllr Paul Wynn
Appendices APPENDIX 1 - Conditions

## APPENDIX 1

### Conditions

#### STANDARD CONDITION(S)

1. Approval of the details of the design and external appearance of the development, access arrangements, layout, scale, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 4 of the Development Management Procedure Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. Any reserved matters application shall provide full details of a scheme of foul drainage and surface water drainage including drawings, details and calculations. The approved scheme shall be fully implemented prior to the occupation of the dwellings approved.

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

5. Any reserved matters application shall be accompanied by an up to date Arboricultural Report and Tree Protection Plan. The approved scheme 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 existing trees and/or hedgerows on site and prevent damage during building works in the interests of the visual amenity of the area, the information is required before development commences to ensure the protection of trees is in place before ground clearance, demolition or construction.

#### Reason

6. 1. If the development hereby permitted does not commence (or having commenced is suspended for more than 12 months) within 2 years from the date of the outline planning consent then the approved ecological measures and mitigation secured through conditions shall be reviewed and, where necessary, updated and amended.

The review shall be informed by further ecological surveys (in line with recognised national good practice guidance) in order to i) establish if there have been any changes in the presence and/or abundance of species or habitats on the site and ii) identify any likely new ecological impacts and mitigation requirements that arise as a result.

Where update surveys show that conditions on the site have changed (and are not addressed through the originally agreed mitigation scheme) then a revised updated and amended mitigation scheme, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (or commencement of the next phase). Works will then be carried forward strictly in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that development is informed by up to date ecological information and that ecological mitigation is appropriate to the state of the site at the time development/phases of development commence.

7. 2. The first submission of reserved matters shall include a Construction Environmental Management Plan. The submitted plan shall include:

- a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented and where ecological enhancements (e.g. hibernacula, integrated bat and bird boxes, hedgehog-friendly gravel boards and badger buffer distance) will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) Requirements and proposals for any site lighting required during the construction phase;
- d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
- e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
- f) Identification of Persons responsible for:
  - i) Compliance with legal consents relating to nature conservation;
  - ii) Compliance with planning conditions relating to nature conservation;
  - iii) Installation of physical protection measures during construction;
  - iv) Implementation of sensitive working practices during construction;
  - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
  - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 118 of the NPPF.

8. 3. The first submission of reserved matters shall include a landscaping plan. The submitted plan shall include:

- a) Planting plans, creation of wildlife habitats and features and ecological enhancements (e.g. hibernacula, integrated bat and bird boxes, hedgehog-friendly gravel boards and amphibian-friendly gully pots);
- b) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment);
- c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate;
- d) Native species used are to be of local provenance (Shropshire or surrounding counties);
- e) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works;

f) Implementation timetables.

The plan shall be carried out as approved, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

### **CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES**

9. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The development site is known to hold archaeological interest.

10. Within 90 days prior to the commencement of development, a badger inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence of badgers is recorded during the pre-commencement survey then the ecologist shall submit a mitigation strategy that sets out appropriate actions to be taken during the works.

Reason: To ensure the protection of badgers, under the Protection of Badgers Act 1992.

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

11. Prior to first occupation / use of the buildings, the makes, models and locations of bat boxes shall be submitted to and approved in writing by the Local Planning Authority.

A minimum of 2 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species, shall be erected on the site. The boxes shall be sited at an appropriate height above the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of roosting opportunities for bats, in accordance with MD12, CS17 and section 118 of the NPPF.

12. Prior to first occupation / use of the buildings, the makes, models and locations of bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

A minimum of 2 artificial nests, of either integrated brick design or external box design, suitable for small birds such as robin, blackbird, tit species, swift, sparrow and swallow shall be erected on the site.

The boxes shall be sited at least 2m from the ground on a suitable tree or structure at a northerly or shaded east/west aspect (under eaves of a building if possible) with a clear flight path, and thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and section 118 of the NPPF.

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

13. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority.

The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under separate planning conditions). The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Artificial lighting and wildlife: Interim Guidance: Recommendations to help minimise the impact artificial lighting (2014). The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.