



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Wednesday, 30 September 2015

Committee:
Central Planning Committee

Date: Thursday, 8 October 2015

Time: 2.00 pm

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting.
The Agenda is attached

Claire Porter
Head of Legal and Democratic Services (Monitoring Officer)

Members of the Committee

Vernon Bushell (Chairman)
Ted Clarke (Vice Chairman)
Andrew Bannerman
Tudor Bebb
Dean Carroll
Roger Evans
Pamela Moseley
Peter Nutting
Kevin Pardy
David Roberts
Jon Tandy

Substitute Members of the Committee

Peter Adams
Tim Barker
John Everall
Miles Kenny
Mackenzie
Alan Mosley
Keith Roberts

Your Committee Officer is:

Linda Jeavons Committee Officer

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AGENDA

7 Development Land at Mousecroft Lane/Longden Road, Shrewsbury, Shropshire (15/00779/REM) - (Pages 1 - 16)

Approval of Reserved Matters (appearance, landscaping, layout, scale) pursuant to outline permission 13/03920/OUT for mixed residential development of 175 dwellings; construction of estate roads; formation of open space, wildlife corridor and play area.



<u>Committee and date</u>
Central Planning Committee
8 October 2015

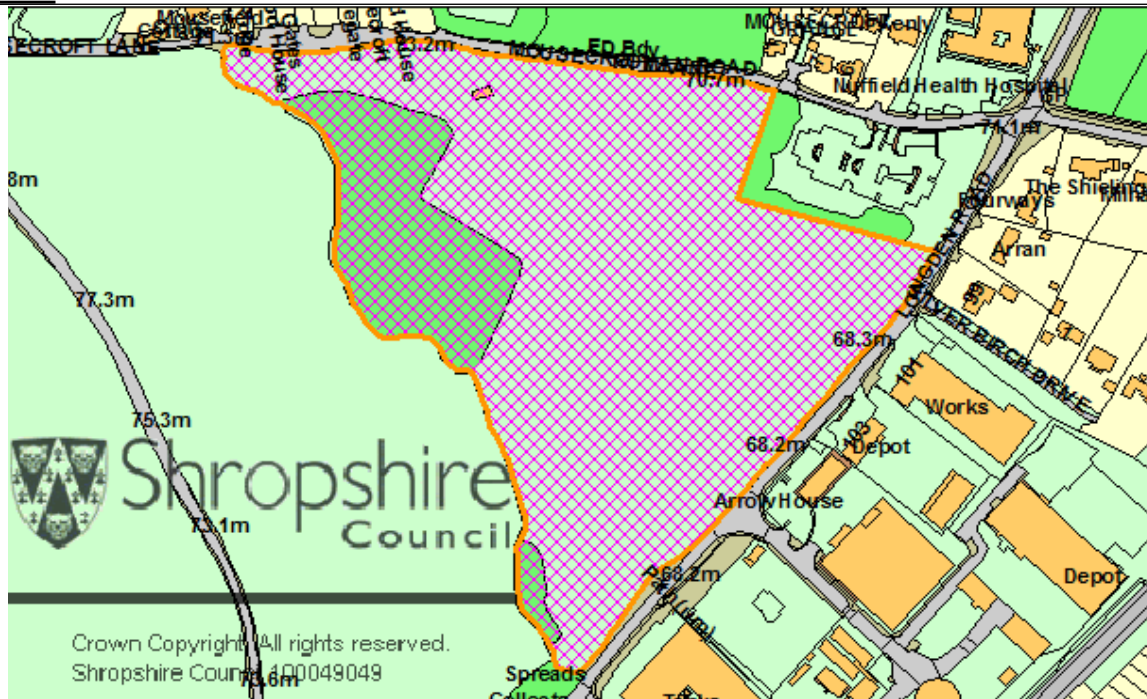
Development Management Report

Responsible Officer: Tim Rogers
 email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 15/00779/REM	Parish:	Shrewsbury Town Council
Proposal: Approval of Reserved Matters (appearance, landscaping, layout, scale) pursuant to outline permission 13/03920/OUT for mixed residential development of 175 dwellings; construction of estate roads; formation of open space, wildlife corridor and play area		
Site Address: Development Land At Mousecroft Lane/Longden Road Shrewsbury Shropshire		
Applicant: Wyro Developments Ltd		
Case Officer: Andrew Gittins	email: planningdmc@shropshire.gov.uk	

Grid Ref: 347739 - 310614



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

REPORT

1.0 THE PROPOSAL

1.1 The application seeks approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission 13/03920/OUT for mixed residential development of 173 dwellings to include the construction of estate roads; formation of open space, wildlife corridor and play area. Condition 4 attached to the Outline required the submission of the means of enclosure, the levels, and the drainage of the site concurrently with the submission of the first of the Reserved Matters.

1.2 The application details was amended on the 17th September 2015 through the submission of revised plans on the 17th September 2015, which sought to address the following concerns raised during the consultation period:

- Provision of safe pedestrian / cycle access onto Longden Road and Mousecroft Lane.
- Scale and design of aspects of the development.

2.0 SITE LOCATION/DESCRIPTION

2.1 The site is located on the south western outskirts of Shrewsbury approximately 2 miles from the town centre. The site is bound by Longden Road to the east, Mousecroft Lane to the north and agricultural land to west which is separated from the site via a small watercourse. The site is located in Flood Zone 1 which has a low probability (less than 0.1%) of flooding. The site is located adjacent to the Shrewsbury Urban Area boundary as illustrated on the Inset Map attached to the SABC Local Plan. The north eastern corner of the site is used as a car park in association with the Nuffield Hospital which together with residential properties of two and three stories is located to the north across Mousecroft Lane with light commercial uses located across Longden Road to the east. The 7 hectare (17 acres) site is currently in arable use and is farmed by a tenant farmer. The topography of the land is relatively shallow with a slightly steeper section in the north western corner. The site is bound by a mature hedgerow interspersed with mature trees.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

3.1 The scheme complies with the delegation to Officers as set out in Part 8 of the Shropshire Council Constitution for the following reasons:

- No formal request for a referral to Committee has been received from the Local Member. Correspondence has taken place between the Case Officer and Local Member in which the Case Officer requested formal confirmation with material planning reasons to substantiate any request, no response was received to this request. The email correspondence can be seen on the file dated the 17th September 2015.

4.0 Community Representations**4.1 Consultee Comments**

4.1.1 Shrewsbury Town Council: raises no objections to this application.

4.1.2 Longden Parish Council (22nd Sept 2015): At their recent Parish Council meeting Longden Parish Council agreed that they wished to comment on the above application.

The Parish Council is looking to ask for an area of ground to be retained on the left hand side for a footpath and/or a cycle path to cater for any future requirements. The development should not go right up to the road. There is also drainage and flooding issues on the land.

4.1.3 SC Affordable Housing: The application shows the correct number of affordable housing and the size and location of the properties have been agreed with the Housing Association.

4.1.4 SC Ecology: Further information on great crested newts is required.

In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the Conservation of Habitats and Species Regulations (2010).

The layout should be amended to allow for the 10m watercourse buffer required to protect great crested newts and the Environmental Network.

In the absence of this change I recommend refusal since the layout fails to protect the Environmental Network contrary to Policy CS17 and paragraph 117 of the National Planning Policy Framework.

New information on great crested newts in the vicinity of the application site has been received since consideration of the outline application. A Shropshire Council survey of Mousecroft Quarry in 2006 found Great crested newts in Pond 4, sited within 50 m from the site. I am also aware that the Freshwater Habitats Trust have carried out GCN eDNA tests on ponds 1, 3 and 4 and also a small pond in the Nuffield Hospital car park, sited around 6m from the site boundary which had not been identified previously. The results of these tests should be received shortly. In addition a GCN was recorded at Nobold Hall in 2014, around 300m from this application site.

For adjacent application East of Nobold Lane 14/01983/OUT great crested newt surveys were requested but not carried out. One of the refusal reasons for that application was because of the risk to GCN was not adequately mitigated.

Please can Dr Underhill provide a review of the need for an EPS licence considering that historic records of GCN existing within 50 metres of this large development?

The layout submitted for the Reserved Matters application is not considered acceptable as it does not provide the 10m buffer to the watercourse required to protect GCN habitat.

Layout and Environmental Networks

The Shropshire Core Strategy contains in Policy CS17: Environmental Network provision for mapping and subsequently protecting, maintaining, enhancing and restoring Environmental Networks in the county in line with the recommendations of both The Lawton Review and the National Planning Policy Framework.

The stream and its margins are within the Environmental Network and as such the proposed scheme must clearly demonstrate how the development will 'promote the preservation, restoration and re-creation of priority habitats and ecological networks' as required by paragraph 117 of the National Planning Policy Framework.

For application 13/03920/OUT I recommended that a 10m buffer zone to the watercourse to the west of the site should be retained undeveloped to retain a movement corridor for great crested newts and other wildlife as well as the mapped Environmental Network. No access, material storage or ground disturbance should occur within the buffer zone.

Condition 6 requires submission of a wildlife protection (mitigation) plan to include protection zones. These should comply with the above buffer zone requirement.

From the submitted layout plan it appears that a road hammer head is proposed within 2 metres of the watercourse and paths also extend into the 10m buffer, although the position of the dwellings appears acceptable. Although the intention to provide a wildlife corridor is set out, this is not fully reflected in the layout or landscaping scheme.

Landscaping

In terms of the planting proposed, this should be locally sourced native trees, shrubs and wildflowers by preference and certainly within in the 10m buffer area. The proposed grass in the buffer should be made of less vigorous grasses which can be kept long for much of the year, to create good conditions for newts and other wildlife.

The public open space immediately to the north of the site (around Pond 3) has species rich grassland which should be emulated or even green hay from it could be used to seed the development site. The Design and Access Statement says that Shrewsbury Town Council will maintain the external amenity areas and provide a Landscape Management Plan.

The species proposed in the buffer should be agreed with the Council prior to final approval of the planting scheme.

- 4.1.5 SC Public Protection:** I have no comment on this application. However, a condition in relation to noise mitigation was placed on application 13/03920/OUT. Once site layout has been confirmed the applicant is encouraged to put a discharge of condition application in to address the condition on the aforementioned application's decision notice.

4.1.6 SC Archaeology: We have no comments to make on this application with respect to archaeological matters.

4.1.7 SC SUDS: Drainage details, plan and calculations should be submitted for approval prior to the approval of the Reserved Matters as per Drainage Condition 7 on Outline Application 13/03920/OUT.

4.2 - Public Comments

4.2.1 - Objections

47 letters of representation received, 42 of which oppose the proposal. Full representations can be found in the planning file, with all main considerations being summarised as follows;

Highways and Access Issues;

- Not enough consideration for traffic safety and increased volume of traffic.
- The development will increase risk on Longden road due to the large increase of motor vehicle usage, in particular on Mousecroft Lane, where the road is narrow and windy.
- There are no pavements or cycle lanes on Mousecroft Lane for the two access points permitted for pedestrians, cyclists and emergency vehicles.
- No evidence of a meaningful traffic survey to assess the impact of the additional homes.
- Concerns surrounding child safety in an area of high school density.
- The development will prevent any opportunity to widen the road or build pavements/cycle paths on either side of the road.
- The increased number of vehicles using the local roads will further increase the traffic using two single width lanes that were never designed for high volumes of traffic: Mousecroft Lane and Nobold Lane.
- Proposals fail to meet requirements to provide safe access to schools.
- The road connecting the housing estate to Mousecroft Lane will be used as a cut through and is an inappropriate location for an emergency road.
- Large emergency vehicles attending the emergency road at speed will be very dangerous.
- Site plan shows a pedestrian exit on a bend with limited visibility to the right and where their only option will be to cross the road to reach a very narrow pavement.
- There is already high amount of traffic at peak times on Longden Road due to the large number of surrounding services.
- A re-think of layout is needed to include road widening, traffic calming measures, cycle lanes, and adequate crossings and pavements.
- Meole Brace does not have the infrastructure to cope with an increase of traffic.
- Allowing access onto Mousecroft Lane will cause major hazards for pedestrians as there is no footpath.
- Width of Longden Road is not wide enough to cope with new traffic flows.

Impact on Residential and Local Amenities;

- The site layout does not reflect the style, size or tenure of existing properties on Longden Road.
- The four local primary and secondary schools are already very full.
- No other surrounding developments have 3 storey blocks of flats and therefore the proposal is not in keeping with the surrounding 2 storey housing.
- 22 affordable housing properties in a row will segregate occupants and make them a social target, rather than create social integration.
- Concerns surrounding congestion, noise pollution and the destruction of quiet lanes in the area.
- Front gardens on Longden Road are at risk to compulsory purchase in the future if provision for the road infrastructure is not made.
- Most affordable housing units have not been sited furthest away from the existing larger homes near to the site as stated in the architects design criteria.

Economic Issues;

- No consultation on CIL monies which should be being used to enhance the community.

Environmental Issues;

- Development will lead to loss of wildlife habitats and a reduction in diversity.
- The wildlife corridor appears insufficient in the area of the site where an estate road abuts the wildlife corridor.
- Site layout clearly shows intent to link with the neighbouring site which would compromise the wildlife corridor.

5.0 THE MAIN ISSUES

Principle of Development

Appearance, Landscaping, Layout, and Scale

- **Affordable Housing Layout**
- **Parish Council and Local Residents Comments**
- **Footpath / Cycle provision to adjoining land**
- **Drainage / Flooding**
- **Ecology**
- **Capacity of Local Education Facilities**

6.0 OFFICER APPRAISAL

6.1 Principle of Development

6.1.1 The principle of the proposed residential development of this site for up to a maximum of 175 dwellings has been established through the granting of Outline planning permission reference 13/03920/OUT. As such this application can only consider the matters reserved for later consideration, namely appearance, landscaping, layout and scale. Furthermore the site is identified for housing in the emerging SAMDev plan.

6.2 Appearance, Landscaping, Layout, and Scale

6.2.1 Officers acknowledge the concerns of the local residents who have outlined that the site layout does not reflect the style, size or tenure of existing properties on Longden Road, all of which are substantial 4 bedroomed houses occupying above average sized plots. However, far from being an element which scores negatively against this scheme, the provision of a mix of style, size and tenure is a requirement of the adopted and emerging development plan with particular regard to CS6, CS11 and MD3. In addition, the site includes large areas of open space which will be adopted and maintained by Shrewsbury Town Council, as secured in the s106. The development includes a wildlife corridor running to the east of the stream with footpaths traversing the site providing excellent pedestrian routes and a soft landscaped edge to with the ensuing countryside.

6.2.2 Local residents have also expressed concern that the front gardens of properties on Longden Road are at risk of compulsory purchase in the future if provision for the road infrastructure is not made. However, these were concerns that have been addressed following a re-design of the layout which provides a link to land to the west of Longden Rd, east of the Nuffield Carpark, which is also under the ownership of the landowner and which could provide a 5 metre wide foot and cycle way linking to the existing cycle network, Shrewsbury side of Stanley Lane. This footpath\cycleway will be provided through a Dedication of Highway Order with the crossings secured by the highways condition attached to the outline application.

6.2.3 Local residents have noted that no other surrounding developments have 3 storey blocks of flats and therefore the proposal is not in keeping with the surrounding 2 storey housing. Officers shared some of the concerns expressed by local residents in respect of the height, design and massing of the 3 storey proposals which are limited to Plots 50-82, comprising of the Bicton, Montford and Mousecoft House, although the Bicton housetype is 2.5 storey with dormers in the roof.

6.2.4 Following a request from officers the floor level of the Bicton and Montford house types were reduced by a minimum of 0.5m. Amendments were made to the elevations sliding the Montford housetype back within the elevation in order to break up the massing of the previously plush rear elevation. Dormer windows were inserted into the rear of the Bicton house type to reduce the mass of the roof with two gables inserted into the roof of the Montford house type so that the rear elevation could be read as four distinct properties. Hanging tiles were added on the front gable elevation of the Montford to add further visual interest.

- 6.2.5** The ridge height and slab level of the Mousecroft house type has been reduced by 2m, which approximately equates to a floor, through the introduction of a mansard roof. The bay windows were reduced from 3 to 2 storeys in order to reduce the visual emphasis of the elevation. In addition the roof was broken up through the introduction of gables and dormers. With regard finishing materials a stone string course was added to the ground floor to delineate between the brick finish at ground floor and rendered finish above.
- 6.2.6** Furthermore as a consequence of relocating the emergency access further east along Mousecroft Lane, there is now twice the separation between Plot 73 and Mousecroft House apartment block. The relocation of the access also provides increased visibility and reduces the distance required to walk to key infrastructure including the existing foot and cycle ways which lead to the secondary schools and Meole Village.
- 6.2.7** Residents have also expressed concerns surrounding congestion, noise pollution and the destruction of quiet lanes in the area. The principle of the proposed development of the site for up to 175 with associated vehicular movements was considered under the reserved matters application. In order to protect the amenities of local residents during the construction phase of development conditions have been attached requiring the submission of a Construction Method Statement which will include construction traffic.

Affordable Housing Layout

Local residents have noted that 22 affordable housing properties are 'locked' in a row which will segregate occupants and make them a social target, rather than create social integration and that most affordable housing units have not been sited furthest away from the existing larger homes near to the site as stated in the architects design criteria. Policies in the development plan state that affordable housing to be integrated with and indistinguishable from open market properties. It is acknowledged that the quota of affordable housing has only been split into two distinct areas focused to the south of the Nuffield Car Park in the north-east corner of the site and in the western section of the site running along an adopted highway in a north-easterly direction from the stream. However, given that these properties even though the affordable units are clustered into linear rows, these are isolated from each other and are face on open market properties. As previously noted the site is traversed by footpaths linking Longden Road and Mousecroft Lane so that no part of the site is located down a cul-de-sac. As such, given that the layout and design of the properties are also indistinguishable from the open market properties on balance the location of the affordable units is considered acceptable.

6.3 Parish Council and Local Residents Comments

Footpath / Cycle provision to adjoining land

- 6.3.1** Longden Parish Council, as the adjoining Parish Council have requested that an area should be retained to the left hand side for a footpath and / or a cycle path to cater for any future requirements stating that the development should not go right up to the

road. The scheme does include a private drive and adopted road which sits behind the existing established hedge along Longden Road and links into a footway which feeds into a turning head that could provide access to any development on the adjoining field to the west, as such Officers consider that the scheme does address the Parish Council's comments.

Drainage / Flooding

- 6.3.2** It is noted that Shropshire Council's Drainage Engineers stated that details, plans and calculations should be submitted for approval with the reserved matters application in accordance with Condition 4 attached to the Outline Application 13/03920/OUT. However, the agent has confirmed due to time constraints this has not been possible but in order to allow the Council to make a timely decision Officers are satisfied that this condition can be re-imposed requiring submission and approval of these details prior to the commencement of any development. It is therefore considered that the scheme will be in compliance with CS18.

Ecology

- 6.3.3** It is noted that Shropshire Council Planning Ecologist has stated that further information on great crested newts is required and in the absence of this additional information (detailed below) recommends refusal since it is not possible to conclude that the proposal will not cause an offence under the Conservation of Habitats and Species Regulations (2010).
- 6.3.4** The Ecologist has noted that the layout should be amended to allow for the 10m watercourse buffer required to protect great crested newts and the Environmental Network. However the Planning Ecologist has been reminded of discussions during the Outline permission where the agent made the Council aware that it would not be possible to achieve a 10m wide wildlife corridor along the entire length of the stream. Accordingly in lieu of the following condition requested by the Planning Ecologist, the alternative (below) was agreed upon:

Condition as originally drafted:

"Prior to the commencement of work on site a 10m buffer shall be fenced off parallel to the banks along the length of the water course on the western boundary, put in place within the site to protect the watercourse during construction works. No access, material storage or ground disturbance should occur within the buffer zone. The reserved matters shall include submission of plans showing the fencing. Reason: To ensure the retention of the Environmental Network and a likely bat foraging and commuting route."

Revised condition following negotiation:

"No development or clearance of vegetation shall take place until a Wildlife Protection (mitigation) plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- a) An appropriately scaled plan showing 'Wildlife/habitat Protection Zones' where construction activities are restricted and where protective measures will

- be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as the bird nesting season);
- d) 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;
 - vi) Provision of training and information about the importance of 'Wildlife protection zones' to all construction personnel on site.

All construction activities shall be implemented in accordance with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority.

Reason: To protect features of recognised nature conservation importance.”

This condition is still extant and requires the submission of a wildlife protection (mitigation) plan to include protection zones. With the exception of the turning head and footpath no other access, material storage or ground disturbance will occur within the buffer zone. Therefore, whilst Officers note the concerns of the Planning Ecologist, in the overall balance it is considered that the benefits of the scheme outweigh any limited harm to protected species through a very limited incursion of the turning head and footpaths into the 10m wildlife buffer, and that overall the environment network is accorded adequate protection in accordance with Policy CS17 and paragraph 117 of the National Planning Policy Framework. It should be noted that the Ecologist has no objection to the positing of the dwellings which is considered acceptable.

- 6.3.5** In accordance with the Ecologist's advice in respect of the planting proposed, this be locally sourced native trees, shrubs and wildflowers by preference and certainly within in the 10m buffer area. The proposed grass in the buffer should be made of less vigorous grasses which can be kept long for much of the year, to create good conditions for newts and other wildlife. The public open space immediately to the north of the site (around Pond 3) has species rich grassland which should be emulated or even green hay from it could be used to seed the development site. The species proposed in the buffer will be agreed with the Council prior to final approval of the planting scheme as in accordance with the Design and Access Statement, Shrewsbury Town Council will maintain the external amenity areas and will provide a Landscape Management Plan, which is attached as a condition to this recommendation.

Capacity of Local Education Facilities

- 6.3.6** Local residents have noted that the four local primary and secondary schools are

already very full. Officers worked hard at the Outline stage of development to secure a financial contribution of £399,000 in order to mitigate any impacts of the proposal on local education facilities.

7.0 CONCLUSION

7.1 Officers consider that the details submitted are appropriate to recommend approval of the reserved matters (appearance, landscaping, layout and scale), which in conjunction with extant highway engineering details conditioned on the outline and drainage condition attached to this recommendation will result in a scheme which accords with the relevant policies of the development plan.

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 three months 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:

National Planning Policy Framework

Core Strategy and Saved Policies:

CS6 - Sustainable Design and Development Principles
 CS1 - Strategic Approach
 CS2 - Shrewsbury Development Strategy
 CS5 - Countryside and Greenbelt
 CS9 - Infrastructure Contributions
 CS11 - Type and Affordability of housing
 CS17 - Environmental Networks
 CS18 - Sustainable Water Management
 MD2 - Sustainable Design
 MD3 - Managing Housing Development

RELEVANT PLANNING HISTORY:

PREAPP/13/00175 Proposed residential development for up to 190 no. dwellings, access, open space and associated works. PDE
 13/03920/OUT Outline application (including access with mini island off Longden Road) for a residential development of up to a maximum of 175 dwellings; amenity space and associated works (amended description). GRANT 23rd July 2015
 15/00779/REM Approval of Reserved Matters (appearance, landscaping, layout, scale) pursuant to outline permission 13/03920/OUT for mixed residential development of 175

dwellings; construction of estate roads; formation of open space, wildlife corridor and play area
PDE

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)
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Cabinet Member (Portfolio Holder) Cllr M. Price
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Local Member Cllr Mike Owen

Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

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.

2. No built development shall take place on the relevant Phase until a scheme of foul drainage, and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the relevant Phase of the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

3. No built development shall take place until a Construction Method Statement and Traffic Management Plan 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/Plan shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. coordination and management of all deliveries, HGV routing proposals and off-site holding areas
- ix. phasing of any temporary and/or permanent vehicular/pedestrian accesses and management thereof within the construction period of the development

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

4. 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.

Reason: To secure the appropriate maintenance of the amenity green-space.

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

5. No burning shall take place on site including during clearance of the site.

Reason: to protect the amenity of the area and protect the health and wellbeing of local residents.

6. No construction and/or demolition work shall commence outside of the following hours: Monday to Friday 07:30 - 18:00, Saturday 08:00 - 13:00. No works shall take place on Sundays and bank holidays.

Reason: to protect the health and wellbeing of residents in the area.

7. Prior to construction and/or demolition activities occurring on site a dust management statement detailing how the developer will reduce dust from spreading off the site shall be submitted to the local planning authority for approval in writing. Any methods contained within any approved statement shall be implemented on site.

Reason: to protect the amenity of the area and the health and wellbeing of local residents.

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