
SUPPLEMENTARY REPORT ON APPLICATIONS

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

LIST OF SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

North Sunderland

S3	Junction of Faber Road and Carley Hill Road, Sunderland
S5	Land at Old Mill Road/Marley hill Crescent/Maplewood Avenue, High Southwick

**Development Control
(North Sunderland) Sub-Committee**

SUPPLEMENT

27 February 2013

Number: S3

Application Number: 12/03245/FUL

Proposal: Extra care housing development comprising 104 apartments with associated communal spaces including a convenience store, hair salon, restaurant, lounges, garden area and associated vehicle parking and 30 bungalows with private gardens, on plot parking and associated access roads. Development to include stopping up of highway.

Location: Junction of Faber Road and Carley Hill Road,
Southwick

Further to the report contained on the main Committee agenda, the following are the main issues to consider when assessing this application:

- The principle of development
- Impact upon the residential amenity of nearby residential occupiers
- Design and layout
- Impact upon visual amenity
- Highway Access and Car Parking Arrangements
- Ecology and Arboriculture
- Flood risk

Publicity

No representations have been received.

Principle of Development

The proposed development site is located mainly on the former site of Hahnemann Court and therefore has an established residential use. The site is also adjacent to the area subject to the adopted Southwick masterplan. The proposed development is therefore considered to be acceptable in principle.

Impact upon the residential amenity of nearby residential occupiers

It is not considered that there will be any detrimental impact upon the residential amenity of any near neighbouring property. The proposed multi storey building is located in order that the two storey element of it is positioned opposite to numbers 107 -109 Faber Road retaining a separation distance of 29.5 metres between the main front elevation of the existing houses and the proposed front elevation of the extra care building, minimising any impact via overlooking towards these properties. Similarly, the elevation facing Bardolph Drive is two storeys in height.

The building extends to four storeys in height opposite to number three Clarendon Square retaining a separation distance of 40 metres between the proposed development and Clarendon Square. It then extends to five storeys in height at the junction of Carley Hill Road and Faber Road.

It is inevitable that a building varying between two and five storeys in height will cast some element of shadow. The orientation of the building, standing to the south east of those properties located on Faber Road and Clarendon Square means that any shadowing created will be experienced in the early morning with no impact through shadowing being experienced in the evening when most people would expect to enjoy their outdoor garden area. On this basis it is considered that there will be no unacceptable level of overshadowing created by the proposed development.

It is not considered that the proposed development will create any conditions prejudicial to residential amenity through the creation of noise.

Design and layout

The proposed design and layout of the proposed scheme is considered to be satisfactory, although some minor amendments to the bungalows proposed are required. These amendments are required to enhance the appearance of the bungalows. Amended plans are awaited in this respect. In the event that Members are minded to approve this application it is requested that they resolve to delegate the final decision to the Deputy Chief Executive who is minded to approve the application subject to the receipt of satisfactorily amended plans.

Impact upon visual amenity

The proposed development is considered to be acceptable in terms of design and it is not considered that the development will have any detrimental impact upon visual amenity. The proposed development is considered to be in keeping with the new phases within the Southwick Masterplan Area which have been constructed in recent years.

Highway Access and Car Parking Arrangements

The proposed development is accessed via Faber Road and Bardolph Drive. Each of the 30 bungalows proposed has an in cartilage parking space. A centrally located parking court comprising 50 car parking spaces, including six dedicated disabled parking bays, serves the extra care facility.

A footpath link, located between bungalow plots 22 and 23 provides pedestrian connectivity

between Bardolph Drive and the footway serving the Linear Park to the south of the bungalows.

The Network management Team has been consulted regarding the proposed development and their comments are awaited. It is anticipated that these comments will be received prior to the meeting of the Development Control (North) Sub-Committee meeting and reported during the presentation of the application.

Ecology and Arboriculture

The application has been accompanied by a Phase 1 Habitat Survey and a Tree Report.

Habitat

The Phase 1 Habitat Survey submitted with the application considers the site to be of low ecological value, being dominated by amenity grassland, with some tall ruderal, bare ground and species poor semi-improved grassland habitats. The report does identify two trees located on the site as having a moderate risk of supporting roosting bats and also suggests that the tree belt as a whole will provide a potential important if limited foraging and commuting resource for bats roosting within the wider area.

The submitted report recommends that an aerial tree assessment of mature trees considered to have a risk of supporting roosting bats is carried out. Discussions are on going in this regard and will be reported verbally at the Committee meeting.

Trees

In terms of trees, there are trees and shrubs of varying ages and species growing mainly in the southern portion of the site. Most of the individual trees on site are very close to one another and are growing in competition to one another for canopy growth space and root growth space. Many of the trees on site are therefore not considered to be particularly good quality. Some trees will be retained on site although in the main it is considered that the redevelopment of the site presents an opportunity to plant new trees in locations complementary to the new development.

Should Members be minded to approve this application a condition will be attached to any approval granted requiring root protection zones and methods to be implemented during the construction phase of the development in order to protect those trees which are to be retained on the site.

Flood Risk

The application was accompanied by a Flood Risk Assessment. Following consultation in connection with the submitted Flood Risk Assessment the Environment Agency raised objection to the proposed development on the grounds that the Flood Risk Assessment that accompanies the application did not contain sufficient detail to support the application.

Accordingly, the applicant submitted an updated and improved Flood Risk Assessment. The Environment Agency has been re-consulted. The period for consultation with the Environment Agency does not expire until 4 March 2013, and no revised comments have been received to date. It is anticipated that the Environment Agency will remove their objection to the scheme following their assessment of the revised Flood Risk Assessment.

However, in the event that the Environment Agency maintains their objection this application will be referred back to Members

Northumbrian Water has been consulted regarding the proposed development and has confirmed that they have no objection to the proposed development.

Summary

The proposed development is considered to be generally acceptable. However, an updated response to consultation is awaited from the Environment Agency together with amended plans from the applicant. In addition some additional consideration of the survey work required to mitigate for the potential presence of Bats is required.

It is considered that the above issues are easily resolvable and Members are accordingly requested to delegate the final decision regarding the above application to the Deputy Chief Executive, who is minded to approve the application subject to the satisfactory resolution of the above issues and any conditions considered appropriate. The delegation of the application will allow the application to be determined within the statutory thirteen week target. In the event that any of the above issues cannot be satisfactorily resolved the application will be referred back to members for final determination.

Recommendation: Delegate to the Deputy Chief Executive

Number:	S5
Application Number:	12/03380/FUL
Proposal:	Provision of a community fire station, training fire house and garage with associated enclosures, staff/community car parking areas and installation of CCTV. Change of use of former housing land to public open space.
Location:	Land at Old Mill Road/Marley hill Crescent/Maplewood Avenue, High Southwick

Further to the preparation of the main report to the Sub-Committee, an amended plan has been received proposing a revised maximum height of 2025mm (previously 2400mm) for the boundary treatment to be provided along the public footway along Maplewood Avenue and part of Marley Crescent, the boundary shared with the adjacent dwelling to the northwest and the majority of the northern boundary of the site. This was requested by the LPA in order to reduce the impact of this boundary treatment on the street scene. Additional details have also been provided of the RTC (Road Traffic Collisions) storage area and RTC compound, which would comprise a 7m by 7.2m carport-style structure constructed of profiled metal with a maximum height of 3.25m and an adjacent area of 2m high green V-Mex palisade-style fencing.

In addition, the Council's Environmental Health section has provided comments, confirming that it is satisfied with the recommendations of the submitted Acoustic Statement and recommended that only low-level external lighting be used to minimise disturbance to neighbouring dwellings. In addition, the submitted geotechnical desk study was examined and Environmental Health have recommended the imposition of conditions requiring the submission of a remedial strategy for managing the risk of encountering asbestos within the site as well as a Gas Risk Assessment, which should include results of further gas monitoring. Recommendations were also made of means to minimise disturbance to neighbours during construction.

The Council's Natural Environment team have also passed comment in respect of comments provided by the Environment Agency relating to a great crested newt siting around 500m from the site and sought clarification over whether the ecological survey to be carried out, as alluded to in the Design Access Statement/Planning Statement, is to inform the planning application or is a checking survey prior to works starting on site, as part of a contractor method statement - the applicant has since confirmed that it would be the latter.

As set out in the main report, the principle of the proposed development is considered to be acceptable, however the following issues remain outstanding:

- Design, scale, massing and layout, including landscaping;
- Impact on residential amenity;
- Archaeology;
- Drainage and sewerage;
- Sustainability;
- Highway implications;
- Ground contamination; and
- Ecology and wildlife.

Design, Scale, Massing and Layout, including Landscaping

One of the core principles of the National Planning Policy Framework (NPPF), as set out by paragraph 17, is that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Paragraphs 56 and 57 expand upon this principle, highlighting the importance Central Government place on the design of the built environment, including individual buildings, public and private spaces and wider area development schemes. Paragraph 64 of the NPPF goes on to state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Policy B2 of the UDP reflects the above, stating that the scale, massing, layout and/or setting of new developments should respect and enhance the best qualities of nearby properties and the locality whilst large scale schemes, creating their own individual character, should relate harmoniously to adjoining areas'.

The proposed main fire station building is to be sited on a prominent corner on an area of land which is raised above street level, so would be particularly conspicuous travelling northward along Old Mill Road and eastward along Marley Crescent and Maplewood Avenue. However, the site would be partly excavated so the height of the proposed fire station building would be limited relative to the street, thereby reducing its visual impact. In addition, a contemporary design has been adopted and materials including timber cladding and render would be incorporated, replicating the adjacent new housing development. The focal point of this building would be its blue-rendered curved southeastern corner and, whilst it would have been preferable for this part of the building to contain usable rooms as opposed to a stairway, this is not realistically achievable in respect of the internal layout and a significant proportion of glazing would be incorporated, which effectively breaks-up this section and gives the building a more active appearance within the street.

There were concerns over the originally proposed 2400mm high boundary treatment to be provided adjacent to the public footway along Maplewood Avenue and part of Marley Crescent. Accordingly, the applicant agreed to reduce its height to 2050mm, which is considered to be a significant improvement. Whilst such boundary treatment is higher than that provided to the front of the adjacent dwellings, it is necessary in order to attenuate any noise generated within the site and its design, namely brick walls and piers supporting

timber fencing, is considered to be appropriate within this residential setting.

In terms of landscaping, whilst 8no. trees would be removed to facilitate the proposed development, the application has been accompanied by a comprehensive planting plan which specifies the species, size and position of a total of 43no. new trees to be planted throughout the site in addition to areas of shrubbery and bulb planting, predominantly along the boundary of the site, whilst the remainder of the western section (i.e. the replacement provision of open space) would be grassed. A shortfall of tree and shrub planting has been identified by the Council's Draft Greenspace Audit, so this approach is particularly welcomed. In addition, this area is directly overlooked by a number of existing dwellings, offering a high level of natural surveillance which will offer a safe area for children to use. There is a formal play area to the north which is accessible via a footpath to the north of the site; the proposed fire station would also improve natural surveillance of this footpath.

In respect of the future maintenance of this new provision of open space, once the development has been completed this open space will be transferred to the Council who will assume the long-term maintenance and liability for the land. Given that an existing area of open space would be lost, no notable additional responsibility would be imposed on the Council and, as such, no financial contribution is required in this instance.

For such reasons, it is not considered that the proposal would be detrimental to the visual amenity of the locality.

Impact on Residential Amenity

In addition to paragraph 17 of the NPPF and UDP policy B2, policy EN1 of the UDP is relevant, which seeks to minimise all forms of pollution whilst policy EN5 states that, where development is likely to generate noise sufficient to significantly increase the existing ambient sound or vibration levels in residential or other noise sensitive areas, the applicant will be required to carry out an assessment of the nature and extent of likely problems and to incorporate suitable mitigation measures in the design of the development. Where such measures are not practical, permission will normally be refused.

Section 10C of the adopted Residential Design SPD also provides guidance on separation distances from and between dwellings, advising that a minimum distance of 21m be provided between main facing windows and 14m between main windows facing onto gable or other elevations which contain no primary windows.

The nearest dwellings to the proposed main fire station building are those which exist on the south side of Marley Crescent around 30m away. The proposed detached training house / garage would be sited 4.7m from the northwestern boundary of the site, which is shared with the curtilage of an existing detached dwelling, however there are no windows in the elevation of this dwelling facing the application site, so outlook would not be compromised. Whilst this building would be relatively high, comprising heights of 6.8m to its main roof and 13m to the roof of the tower, this building would be situated to the northwest of this neighbouring dwellinghouse, so any overshadowing would be limited to early to mid mornings. In addition, no windows would be provided in the west-facing elevation of this structure, so the privacy afforded to neighbouring dwellings would not be compromised.

In respect of noise, an Acoustic Statement has been provided which indicates that emergency lights will be installed on Old Mill Road to enable appliances to exit the site safely, so it will not usually be necessary for sirens to be used, whilst the proposed boundary treatment and planting would attenuate noise from exiting the site. The applicant has advised that, whilst the bulk of training is completed at the Barmston Training Centre in Washington, the proposed detached ancillary building is to be used for generic fire fighting training using ladders, water jets (hoses) and breathing apparatus and noise would be generated primarily by aluminium ladders being pitched against the wall, orders being shouted out from or into the tower and the fire pumps running in the yard. The applicant goes to advise that training would be conducted primarily between the hours of 09:00 and 20:00, which is considered to be reasonable having regard to the proximity to residential properties.

Having regard to other potential means of disturbance to residents, the applicant has confirmed that fabricated smoke would be used during training exercises, however this is purely cosmetic, is not the product of direct combustion and holds no carbonaceous particles. This smoke is also cold, so non-buoyant and therefore falls to ground rapidly and does not travel any distance, dissipates rapidly when in open air and is entirely non-harmful and odourless, having no environmental impact. The potential of water spraying onto neighbouring properties shall also be managed, to include restrictions on the direction which water will be sprayed. Details have also been provided of means of extraction and ventilation of the kitchen, which would be located centrally and to the front of the building away from the nearest dwelling.

Therefore, subject to the suggested conditions, it is not considered that the proposal would be detrimental to residential amenity.

Archaeology

Paragraph 141 of the NPPF advises that LPAs 'should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

In keeping with the nature of this paragraph, policies B11, B13, B14, B15 and B16 of the UDP are concerned with safeguarding sites of known or potential archaeological significance. Where such sites are to be developed, applications should be accompanied by a desk based archaeological assessment.

Having regard to the comments provided by the County Archaeologist, as summarised in the main report to the Sub-Committee, the area in question is shown as being of archaeological potential given that prehistoric and Roman objects have been found over a wide area in Fulwell, Carley Hill and High Southwick during limestone quarrying activities in

the 19th and early 20th centuries; in particular, a prehistoric enclosed settlement has been found 500m northeast of the site. Finds include stag's horns, human skeletons (with a circle of limpet shells placed around the skulls as decoration), Roman pottery, a quernstone (for grinding grain), Roman coins, a barrow (burial cairn), a Roman figurine and a flint scraper. Whilst part of the site has been quarried, archaeological features might survive outside the area of quarrying.

An archaeological desk based assessment has been provided and, subsequently, upon the advice of the County Archaeologist, two archaeological trenches were excavated to ascertain if archaeological remains exist on this site. Both trenches revealed natural magnesian limestone bedrock, with no evidence of archaeological remains cut into it. Bedrock was, in one trench, overlain by a layer of mixed clay and fragmented sandstone which probably represents re-deposited upcast material from limestone quarrying in the area.

Based upon such findings, the County Archaeologist has confirmed that no further archaeological work is required and no archaeological conditions are needed.

Drainage and Sewerage

Policy EN12 of the UDP dictates that the Council, in conjunction with the Environment Agency (EA) and other interested parties, will seek to ensure that proposals would not be likely to impede materially the flow of flood water, or increase the risk of flooding elsewhere, or increase the number of people or properties at risk from flooding (including coastal flooding) or adversely affect the quality or availability of ground or surface water, including rivers and other waters, or adversely affect fisheries or other water-based wildlife habitats.

As summarised in the main report to the Sub-Committee, the EA has confirmed that it has no objection to the proposal and recommended the employment of a sustainable drainage approach to surface water management (SUDS) and consultation with the local sewerage undertaker. Northumbrian Water (NW), as local sewerage undertaker, has identified the sewers running under the site as likely to have been abandoned. Therefore, NW is satisfied that a note can be added to any planning permission informing the developer of the requirement to undertake the formal abandonment process, where necessary, prior to the commencement of development. The developer has advised that there may be scope to reuse these sewers, if they are of sufficient capacity, for the currently proposed facility. Therefore, it is recommended that a note be added, should Members be minded to approve the application, requiring the existing sewers to be formally abandoned or an alternative arrangement be agreed with NW.

In addition, given that no details for the treatment of surface water have been provided, it is advised that a condition can be imposed requiring the submission of such details, to the satisfaction of the LPA, prior to the commencement of development.

Sustainability

UDP Policies R1 and R4 guide the LPA's agenda on encouraging sustainable forms of development, both in terms of methods of construction and with respect to the functionality

of a development.

To this regard, the proposal would offer a positive community facility, in particular through providing a means of education for local people. In terms of environmental sustainability, in addition to providing an attractive area of open space, a Sustainable Construction Policy has been provided and the applicant has confirmed the intention to achieve a 'very good' BREEAM Code for Sustainable Building rating for the development.

For such reasons, it is considered that the proposal would comprise a highly sustainable form of development.

Highway Implications

Paragraph 75 of the NPPF 75 states that, 'planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'.

Policies T8, T9 and T10 of the UDP promote the facilitation of mobility for pedestrians and cyclists whilst upgrading and identifying new paths and multi-user routes. Policy T14 aims to ensure that new developments are easily accessible to both vehicles and pedestrians, should not cause traffic problems, should make appropriate provision for safe access by vehicles and pedestrians and indicate how parking requirements will be met whilst policy T22 seeks to ensure that the necessary levels of car parking provision will be provided.

A provision of 20no. spaces for staff and a further 20no. spaces for members of the public (not 22no. as stated in the main report) would be made. Access for staff and egress for appliances only would be afforded from Old Mill Road whilst access for the public and egress for both staff and members of the public would be afforded from Marley Crescent. Two originally proposed public parking spaces have been omitted and a proposed CCTV column has been relocated to facilitate 4.5m by 90m northward visibility along Old Mill Road whilst southern visibility would not be affected. In addition, signals are to be provided at the appliance egress point on Old Mill Road, to allow emergency vehicles to exit the site safely without having to use sirens, which may disturb neighbours.

Such an arrangement is considered to be acceptable from a highway safety perspective, as confirmed by Network Management.

Ground Contamination

Policy EN1 of the UDP seeks improvements to the environment by minimising all forms of pollution whilst policy EN14 dictates that, where development is proposed on land which there is reason to believe is either unstable or potentially unstable, contaminated or potentially at risk from migrating contaminants or potentially at risk from migrating landfill gas or mine gas, adequate investigations should be undertaken to determine the nature of ground conditions below and, if appropriate, adjoining the site. Where the degree of instability, contamination, or gas migration would allow development, subject to preventive, remedial, or precautionary measures within the control of the applicant, planning permission

will be granted subject to conditions specifying the measures to be carried out.

Given that part of the site is known to have historically formed part of a quarry, which has subsequently been levelled and in-filled, a geotechnical desk study has been provided which identifies the following environmental risks for the site:

- Ground gases (from landfill)
- Inhalation and explosion affecting human health/property
- Methane, Carbon Dioxide/Monoxide, Hydrogen Sulphide
- Infill material (unknown quality)
- Dermal contact, Inhalation of dust (also ingestion) by people
- Infiltration of leachate to Principal Aquifer
- Chemical attack on foundations

Further to this, a site investigation report has been provided, wherein one of eight tested soil samples tested proved positive for Chrysotile Asbestos, most likely as a result of minor contamination from the previous residential use of the site, and provisional gas monitoring results are provided. Mitigating factors are identified for risk to groundwater, such as the absence of a source protection zone, presence of clay layers within the made ground and the reduced sensitivity of the groundwater due to the presence of made ground within former limestone quarries off the site.

This has been inspected by Environmental Health, who recommend the submission of a remedial strategy for managing the risk of encountering asbestos as well as a Gas Risk Assessment, including results of further gas monitoring. Therefore, should Members be minded to approve the application, it is recommended that appropriate conditions be imposed to reflect such recommendations.

Upon compliance with such conditions, it is not considered that the proposal would be likely to pose any significant risk to the local environment through contamination.

Ecology and Wildlife

Chapter 11 of the NPPF sets out the Government's aims to conserve and enhance the natural environment through the planning process. Reflective of such aims, policy CN18 promotes the preservation and creation of habitat for protected species where possible. Policy CN22 goes on to state that 'development which would adversely affect any animal or plant species afforded special protection by law, or its habitat, either directly or indirectly, will not be permitted unless mitigating action is achievable through the use of planning conditions and, where appropriate, planning obligations, and the overall effect will not be detrimental to the species and the overall biodiversity of the city'.

Within its comments, the Environment Agency noted that its records indicate that there could be great crested newts in the area, which are protected species. However, the Council's Natural Heritage team believes that this is in reference to a record of great crested newt in a garden pond to the south of the development site, which is just within the 500m zone whereby an ecological assessment is usually required. Natural Heritage are not aware of any other records of amphibians or water bodies within the proximity of the

development site, although a recent data search or area survey has not been carried out. Given the urban setting, albeit with some gardens and parks, and the distance from the pond mentioned above, Natural Heritage conclude that there is a low risk of great crested newts on site, so clearance of the site can proceed without the need for survey work for this particular species.

However, given the existence of scrubland and trees within the site, which are to be cleared, it is recommended that a checking survey be undertaken for birds (if works are to be carried out within the bird breeding season) and hedgehog prior to any works being carried out, which can be conditioned accordingly.

Upon compliance with such a condition, it is not considered that the proposal would pose an undue risk to local wildlife or its habitat.

Conclusion

For the reasons given above and in the main report to the Sub-Committee and subject to the conditions listed below, it is considered that the proposed development is acceptable in principle, is acceptable in terms of design, scale, massing and layout, would not have any undue adverse impact on the amenity of residents or any assets of archaeological significance, would not compromise the local drainage or sewerage network, is adequately sustainable, would not compromise highway safety, would not pose any undue risk of ground contamination and would not compromise the presence of protected species or their habitat, which may be present within the site.

Therefore, it is considered that the proposal accords with all relevant UDP policies and National Planning Policy Framework criteria and it is recommended that Members approve the application, subject to the following conditions.

RECOMMENDATION: APPROVE

CONDITIONS

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to ensure that the development is carried out within a reasonable period of time.

2. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Drawing No. 7010004/ARCH/030 Rev. P1: Levels Survey as Existing received 21.12.2012
- Drawing No. 7010004/ARCH/031 Rev. P1: Site Sections as Existing received 21.12.2012
- Drawing No. 7010004/ARCH/060 Rev. P1: Site Sections as Proposed received

21.12.2012

- Drawing No. 7010004/ARCH/100 Rev. P1: Location Plan received 21.12.2012
- Drawing No. 7010004/ARCH/101 Rev. P1: Site Plan as Existing received 21.12.2012
- Drawing No. 7010004/ARCH/102 Rev. P3: Site Plan as Proposed received 23.01.2013
- Drawing No. 7010004/ARCH/103 Rev. P1: Existing Services received 21.12.2012
- Drawing No. 7010004/ARCH/105 Rev. P2: Boundary Treatments received 21.02.2013
- Drawing No. 7010004/ARCH/110 Rev. P1: Construction Sequence as Proposed received 21.12.2012
- Drawing No. 7010004/ARCH/200 Rev. P1: GA Plan - Ground Floor received 21.12.2012
- Drawing No. 7010004/ARCH/201 Rev. P1: GA Plan - First Floor received 21.12.2012
- Drawing No. 7010004/ARCH/202 Rev. P1: GA Plan - Roof Plan received 21.12.2012
- Drawing No. 7010004/ARCH/210 Rev. P3: Fire House and Garage as Proposed received 21.02.2013
- Drawing No. 7010004/ARCH/300 Rev. P1: Elevations as Proposed Sheet 1 received 21.12.2012
- Drawing No. 7010004/ARCH/301 Rev. P1: Elevations as Proposed Sheet 2 received 21.12.2012
- Drawing No. 7010004/ARCH/650 Rev. P1: Bin and Diesel Stores as Proposed received 21.12.2012
- Drawing No. 7010004/ARCH/651 Rev. P1: Sprinkler Tank Enclosure and Pump House as Proposed received 21.12.2012
- Drawing No. 7010004/ARCH/652 Rev. P1: Cycle Store and Smoking Shelter as Proposed received 21.12.2012
- Drawing No. 7010004/ARCH/653 Rev. P1: RTC Compound as Proposed received 21.02.2013
- Drawing No. 7010004/ELEC/011 Rev. P2 External Electrical Services received 23.01.2013
- Drawing No. PO76B/466/017: Planting Plan received 21.12.2012

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, in the interests of visual amenity and to comply with policy B2 of the adopted Unitary Development Plan.

4. No development shall take place until details of the foul and surface water drainage have been submitted to and approved by the Local Planning Authority and no dwelling hereby approved shall be occupied until the facilities have been fully provided and installed in accordance with the approved details, to ensure that satisfactory drainage is provided for

the development to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system, in accordance with policy B24 of the adopted Unitary Development Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the adopted Unitary Development Plan.

6. Neither the training house / garage building hereby approved nor any external area within the site shall be operated for training purposes other than between the hours of 09:00 and 20:00 on any day, in order to protect the amenity of neighbouring residents and to comply with policies B2 and EN5 of the adopted Unitary Development Plan.

7. The construction works required for the development hereby approved shall not be carried out other than between the hours of 07:00 and 19:00 on Mondays to Fridays inclusive and between the hours of 07:30 and 14:00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority, in order to protect the amenity of neighbouring residents and to comply with policies B2 and EN5 of the adopted Unitary Development Plan.

8. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until details of the emergency lighting to be provided on Old Mill Road have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, in the interests of residential amenity and highway safety and to comply with policies B2 and T14 of the adopted Unitary Development Plan.

9. The development hereby approved shall not be brought into use until all boundary enclosures have been fully provided in accordance with the submitted plans. Thereafter, unbroken boundary treatment of at least 2m in height shall be retained along the section of the site boundary coloured yellow on drawing no. 7010004/ARCH/105 Rev. P2 at all times, unless otherwise agreed in writing by the Local Planning Authority, in order to protect the amenity of neighbouring residents and to comply with policies B2 and EN5 of the adopted Unitary Development Plan.

10. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until details of the external lighting of the site, including its position, type and hours of use of use, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details, in order to protect the amenity of neighbouring residents and to comply with policy B2 of the adopted Unitary Development Plan.

11. No development shall take place until a remedial strategy for managing any asbestos which may be encountered during construction works has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in complete accordance with the approved management strategy until the development is complete, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the adopted Unitary Development Plan.

12. No development other than that required to satisfy this condition shall be carried out until a programme of gas monitoring is carried out and a Gas Risk Assessment, which shall include results of this gas monitoring, is submitted to and approved in writing by the Local Planning Authority, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the adopted Unitary Development Plan.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and, when remediation is necessary, a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination, to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks and in accordance with policy EN14 of the adopted Unitary Development Plan.

14. No development shall take place until a checking survey has been carried out to ascertain the presence of hedgehog and, in the event that works are carried out within the bird breeding season (March to August inclusive), birds within the site. If any such species, or any amphibians, are found, works shall cease immediately on the affected part of the site, the findings shall be reported to the Local Planning Authority and works shall not recommence until agreed in writing by the Local Planning Authority, in order to protect any wildlife or its habitat which may be present within the site, in accordance with policies CN18 and CN22 of the adopted Unitary Development Plan.