

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

### **Unitary Development Plan - current status**

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

## **STANDARD CONDITIONS**

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

## **SITE PLANS**

The site plans included in each report are illustrative only.

## **PUBLICITY/CONSULTATIONS**

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION**

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Commercial Development Directorate at the Customer Service Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

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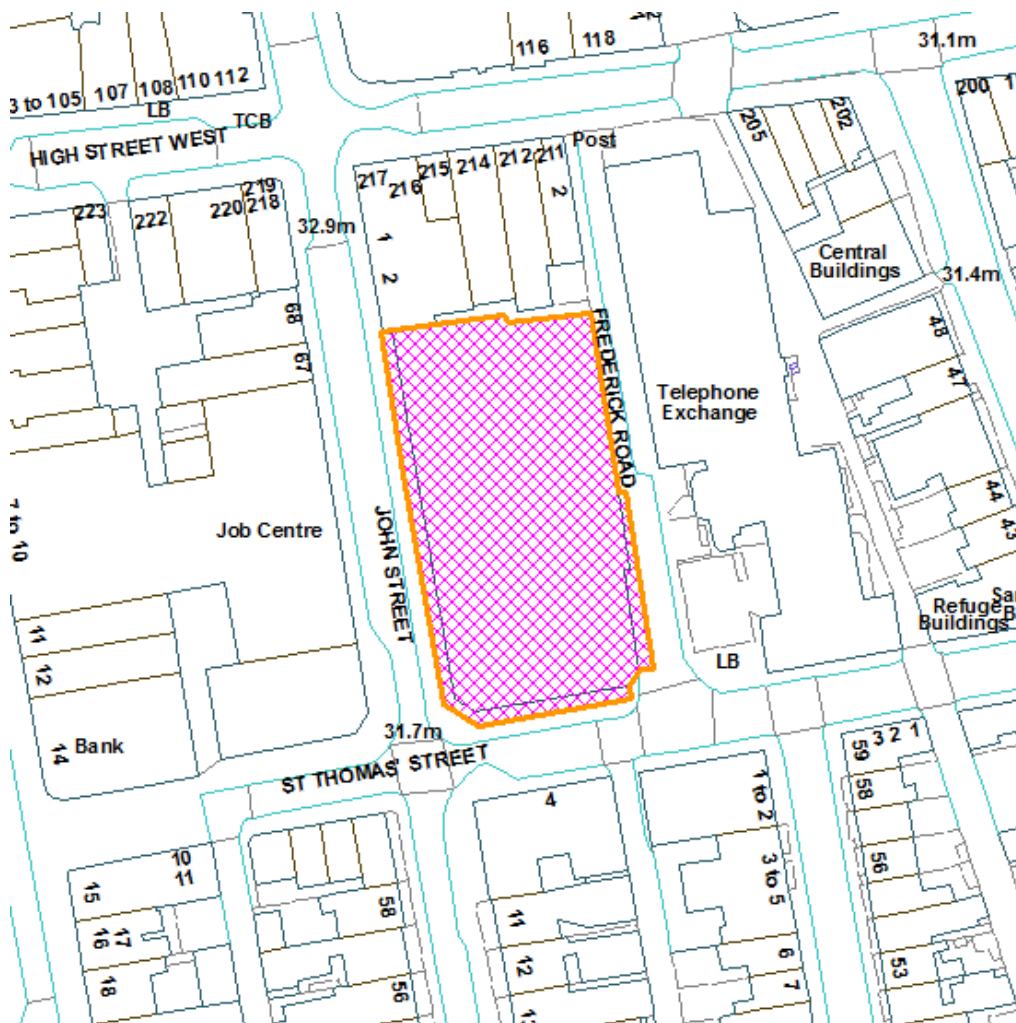
Reference No.: 16/00037/FUL Full Application

Proposal: Proposed reduction in retail floor space to existing retail department store and the conversion of three floors to hotel use (Class C1).

Location: Former Joplings John Street Sunderland SR1 1DP

Ward: Hendon  
Applicant: Sanguine Hospitality Limited  
Date Valid: 12 January 2016  
Target Date: 12 April 2016

Location Plan



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## **PROPOSAL:**

This property is a prominent building in the Central Sunderland Conservation Area and occupies a significant corner location in this historic part of Sunnyside. Joplings department store is considered to be a distinctive local landmark and has an important place in the social and economic development of the city, opening in High Street East in 1804, before moving to High Street West in 1919 where it stayed until the present premises opened in John Street in 1956.

The building has a basement, ground floor, three upper floors and limited additional accommodation and plant on the fourth/roof level. A characteristic of the building is the chamfered corner with its iconic Joplings signage and blue clockface.

The proposal relates to the change of use of the first to third floors to a hotel of some 122 rooms, with the ground floor remaining in retail use. The ground floor layout will be reconfigured to provide three retail units and the hotel lobby which will be accessed from John Street. The accommodation on the fourth floor will be removed and the roof made good. There are no proposals for the basement level at this stage.

Other external alterations will be limited to new windows with lowered sill levels, alterations to the concrete banding beneath the windows, the removal of the overhanging concrete canopy and the clock, and the general cleaning and making good of the existing fabric of the building.

A similar proposal was the subject of a planning application (ref 08/04727/FUL) approved by Committee at the 24 March 2009 meeting. An application to extend the time limit of implementing the approved development was also approved at the 23 March 2012 meeting (ref 12/00078/EXT1). The current proposal follows the expiry of the new time limit for implementing the previously approved scheme.

The current proposal will utilise the existing entrances to the building for the new retail units with additional entrances for retail unit 3 and the hotel entrance. The hotel lobby, servicing and plant will be located on the ground floor with the lifts and stairwell up to the upper floors. The first floor will provide bedroom accommodation together with the reception, bar and dining area, kitchen and all staff and servicing facilities. Floors two and three will provide additional bedroom accommodation.

## **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

## **CONSULTEES:**

Network Management  
Tyne And Wear Archaeology Officer  
English Heritage  
Northumbrian Water  
Fire Prevention Officer  
Southern Area Command - Police  
NE Ambulance Service NHS Trust  
Hendon - Ward Councillor Consultation  
Flood And Coastal Group Engineer  
Environmental Health

Final Date for Receipt of Representations: **29.02.2016**

## **REPRESENTATIONS:**

Neighbours

No letters of representation have been received.

Consultees

The County Archaeologist has recommended that the building is photographically recorded in advance of development and that archive research is undertaken to pull together a summary of historic information about and photographs of the store. This can be dealt with by condition should Members be minded to approve the application.

Historic England has confirmed that they have no comments to offer regarding the proposed scheme.

Northumbrian Water has confirmed that they have no comment to make.

The Network Management Team have no objections to the proposal given that it is in a central location served by a public transport network and close to city centre car parks, but have made advisory comments which are discussed in the main body of the report.

The Flood and Coastal Group Engineer has no objections to the proposal.

The Public Protection and Regulatory Services Team have no objections to the proposal subject to the inclusion of conditions relating to the control of noise, odour and emissions associated with food preparation, and measures to protect public amenity during the construction and demolition process.

The Built Heritage Team has confirmed that the limited alterations to this non-designated heritage asset, which will enable it to be brought back into use, will not adversely impact upon the character and appearance of the conservation area; discussed more fully within the main body of the report. Subject to the submission of acceptable details of the treatment of the exterior of the building, which could be dealt with by condition should Members be minded to approve the application, the Built Heritage Team has no major objections to the proposal.

The Natural Heritage Team has indicated that, given that the application site is an existing building within a city centre location, there is no requirement for a Habitats Regulation Assessment, and subject to the implementation of the recommendations within the submitted Ecology Risk Assessment Report requiring further checking surveys for bats and nesting birds, there are no other ecology issues in this case. This can be dealt with by condition should Members be minded to approve the application.

## **POLICIES:**

In the Unitary Development Plan the site is subject to the following policies;

B\_2\_Scale, massing layout and setting of new developments

B\_4\_Development within conservation areas

B\_6\_Measures to preserve and enhance conservation areas

B\_14\_Development in areas of potential archaeological importance

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

EN\_1\_Improvement of the environment

T\_22\_Parking standards in new developments

EC\_9\_Locations for Hotels and Conference centres.

S\_2\_Encouraging proposals which will enhance / regenerate defined existing centres.

EN\_5\_Protecting sensitive areas from new noise/vibration generating developments

EN\_6\_Limit exposure of new noise/vibration sensitive developments to existing sources

EN\_12\_Conflicts between new development and flood risk / water resources

CN\_18\_Promotion of nature conservation (general)

CN\_22\_Developments affecting protected wildlife species and habitats

## **COMMENTS:**

The main issues to consider in the determination of the planning application are:

- Principle of development
- Design and heritage issues
- Amenity issues
- Highway considerations
- Drainage and flooding
- Noise

### Principle of Development

In considering the proposal it is important to consider both National and Local Planning Policy.

### National Planning Policy

Paragraph 14 of the National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development as being a 'golden thread' running through plan-making and decision-taking. In respect of the latter, it is set out that applications which accord with the development plan should be approved without delay or, where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Chapter 2 of the NPPF encourages planning policies and decisions to promote competitive town centre environments which offer choice and meet the need to support viability and vitality and broadly promotes town centre uses to, first and foremost, be located within town centres, subject to sequential testing.

### Local Planning Policy

In regards to local planning policy, Unitary Development Plan (UDP) policy EC9 provides guidance on hotels and conference centres in the centres of Sunderland and Washington, which are on sites that are well related to the primary road network and in association with major recreation and leisure developments. Consequently it is considered that the proposal accords with policy EC9, as it is located in the centre of Sunderland and is accessible through a choice of

sustainable transport (metro, rail, bus and bicycle). The provision of car parking for the hotel through using existing multi-storey car parks is considered acceptable.

Furthermore UDP policy S2 seeks to give favourable consideration to proposals which will sustain and enhance the vitality and viability of existing centres and as the development would support the economic viability of retail through retaining the ground floor of the Joplings building for retail, it is considered that the hotel use would complement the offer of services within the City Centre.

The application site lies within the Central Sunderland Boundary as defined by the adopted Alteration No. 2 to the Unitary Development Plan and, as such, is subject to policy EC10A therein which promotes the regeneration of Central Sunderland through maximising investment in employment, housing, leisure, tourism and education and strengthening the retail function of the City Centre retail core.

UDP Alteration No. 2 policy EC5B (Strategic Locations for Change) is also relevant. This policy seeks diversification to encourage a wide range of uses and as such hotel development is considered ancillary to many uses detailed in this policy. Therefore the proposal would assist in supporting the delivery of the diversification sought by the City Council. Furthermore, policy SA55B.1 of UDP Alteration No. 2 also supports the scheme in the sense that the proposal involves the conversion and redevelopment of this landmark building in the City, whilst it also encourages mixed-use developments within the Sunnyside and Tavistock areas.

#### Principle of Development Summary

In conclusion it is considered that the development proposal meets with the aims and objectives of relevant and contemporary policy guidance and as such the principle of development is considered to be acceptable.

#### Design and Heritage Issues

Paragraph 17 of the NPPF sets out 12 core planning principles identified by the Government as being important. Within these principles, it is identified as being important that Local Planning Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy B2 of the UDP dictates that the scale, massing, setting and layout of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

The building is a mid-20th century property located within the Sunnyside Conservation Area and in close proximity to an abundance of listed buildings from the surrounding late Georgian / early Victorian Fawcett Estate terraces. Whilst not of great historic interest when compared with most buildings in the Conservation Area, it is nevertheless a decent example of its period and sits reasonably well in its particular site given the scale, form and characteristics of buildings in the immediate vicinity, especially those on the opposite side of John Street. Given that the building is of architectural merit and social history interest and that the Joplings store will feature heavily in the memories of many Sunderland residents, it should therefore be considered as a non-designated heritage asset.

Para 135 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy B4 of the UDP states that all development within and adjacent to conservation areas will be required to preserve or enhance their character or appearance, whilst policy B6 states that the City Council will preserve and enhance the character or appearance of conservation areas.

The proposed conversion and re-use of the property for hotel and retail use will return this key building back into beneficial use and have a positive impact on the vibrancy and regeneration of the wider Sunnyside area. The retention (and repair/cleaning) of the external brickwork elevations is to be welcomed and the proposed removal of the 4th floor of the building will make the building more subservient to some key surrounding Victorian buildings in particular the architecturally impressive grade II listed St Thomas Street Offices opposite. This will have a positive impact on the setting of surrounding listed buildings and views across the roofscape of the conservation area.

Whilst the removal of the projecting concrete sills associated with the lowering of the window depths and the removal of the projecting concrete canopy will detract to some extent from the mid-20th century character of the building, the impact on the fundamental character of the conservation area will be negligible given the neutral contribution the building makes to its character and townscape. The details of any proposed signage will require an application for express consent to the Local Planning Authority (LPA) as governed by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Subject to the submission of materials for the windows, a specification for the cleaning of the brickwork and the treatment of the ground floor retail display windows prior to occupation, which could be dealt with by condition, the scheme is considered to be acceptable in design terms and in terms of the impact of the proposal upon the character and appearance of the Conservation Area.

#### Amenity issues

Policy B2 of the UDP dictates that the scale, massing, setting and layout of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

The Sunnyside Planning and Design Framework 2008 encourages a mix of uses within the Sunnyside area and particularly encourages city centre living to contribute to the creation of a vibrant, mixed use urban environment; there are residential premises within close proximity of the site on Frederick Road and on the corner of High Street West and John Street. It is considered that the use of the upper floors of the building as an hotel would be compatible with the existing uses in the area and would not create conditions that would result in unacceptable disturbance to any nearby residential premises. Subject to conditions relating to the restriction of the hours of construction and the agreement of a construction methodology, the proposal is considered to be acceptable in respect to residential amenity and in accordance with UDP policy B2.

#### Highway Considerations

Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe

Policies T14 and T22 of the UDP stipulate that development should not cause traffic congestion or highways safety problems on existing roads whilst adequate provision shall be made for the parking of vehicles.

The proposal indicates that taxis will be able to drop off and pick up along John Street. However, a Traffic Regulation Order (TRO) on John Street restricts the use of this road to Buses and Cycles only. The agent has been made aware of this. A proposal to allow taxis to drop off and pick up near to the hotel entrance on John Street would require the existing Traffic Regulation Order to be changed via a procedure under the Road Traffic Regulation Act 1984. Essentially any modification to the TRO would be subject to public advertisement and as such potential objection(s), and therefore confirmation of the variation cannot be guaranteed. All costs associated with the modification of legal traffic orders would need to be met by the applicant.

In regard to the absence of a private vehicular access and parking facilities, it is considered that courtesy of the close proximity of the Sunnyside Multi Storey Car Park (24 hours), which also offers free secure cycle parking, and the fact that Sunderland Station is 275m walking distance from the site and as bus stops are located on the frontage of John Street, the proposal is considered acceptable in respect to pedestrian and vehicular safety and in accordance with UDP policy T14.

### Drainage and flooding

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

1. within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
2. development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Policy EN12 of the UDP seeks to ensure that new development will not impede the flow of flood water or increase the risk of flooding elsewhere, nor adversely affect the quality of ground or surface water or other waters.

The application is accompanied by a SuDs Report dated January 2016 which concludes that, due to the physical constraints of the site, discharge of surface water into either a soakaway or watercourse would not be reasonably practicable and it is intended to utilise the existing drainage system. The Council's Flood and Coastal Group Engineer has confirmed that, as there are no physical changes to the external size of the building the developer would not be required to look into using SuDS for the disposal of Surface Water. On this basis, the proposal is considered to be acceptable with due regard to UDP policy EN12.

### Noise

Paragraph 123 of the NPPF states that planning decisions should aim to:

- o Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- o Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development;
- o Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established and



- o Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

UDP policy EN5 seeks to protect residential or other noise sensitive areas from increased noise disturbance generated by proposed development, whereas policy EN6 seeks to protect proposed noise sensitive development from existing sources of noise or vibration; the council will require the applicant 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.

The proposed development is close to noise sensitive receptors (residential premises) on Frederick Road and the corner of High Street West and John Street and the hotel guests also need to be considered. The Public Protection and Regulatory Services Team has assessed the noise report provided to support the application and find that, providing the measures detailed in the noise assessment with relation to windows and ventilation and the control of external plant noise are implemented as stated in the noise report, the proposal would be acceptable in this regard.

This can be dealt with by condition should Members be minded to approve the application. Subject to such a condition, the proposal is considered to accord with UDP policies EN5 and EN6.

### Conclusion

The proposal has been found to be acceptable in principle with regard to national and local policy. Subject to the imposition of relevant conditions, the proposal is considered to be acceptable and in accordance with the provisions of the National Planning Policy Framework (NPPF), and policies within the Unitary Development Plan (UDP) and UDP Alteration Number 2 with regards to the issues discussed above.

**RECOMMENDATION:** Members be minded to APPROVE subject to no objections being received as the date of publication is the overall date of the expiry of consultations. Any representation received will be reported at the meeting.

### Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity

between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to -

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

### **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:

- location plan drawing number 01-03-001, received 12/1/16,
- proposed ground floor plan, drawing number 01-03-002\_A, received 25/2/16,
- proposed first floor plan, drawing number 01-03-003\_A, received 25/2/16,
- proposed second floor plan, drawing number 01-03-004\_A, received 25/2/16,
- proposed third floor plan, drawing number 01-03-005\_A, received 25/2/16,
- proposed fourth floor plan, drawing number 01-03-006, received 12/1/16,
- proposed roof plan, drawing number 01-03-007, received 12/1/16,
- proposed site plan, drawing number 01-02-002\_A, received 25/2/16,
- existing basement plan, drawing number 01-91-002, received 12/1/16,
- existing ground floor plan, drawing number 01-91-003, received 12/1/16,
- existing first floor plan, drawing number 01-91-004, received 12/1/16,
- existing second floor plan, drawing number 01-91-005, received 12/1/16,
- existing roof plan, drawing number 01-91-006, received 12/1/16,
- existing elevations A-A & B-B, drawing number 01-91-007, received 12/1/16,

- existing elevations C-C& D-D, drawing number 01-91-008, received 12/1/16,
- existing third floor plan, drawing number 01-91-009, received 12/1/16,
- existing fourth floor plan, drawing number 01-91-010, received 12/1/16,
- proposed elevation 01, drawing number 01-05-001, received 12/1/16,
- proposed elevations 02 & 03, drawing number 01-05-002, received 12/1/16,
- proposed elevation 04, drawing number 01-05-003, received 12/1/16,

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 glazing, cladding, render, window and door surrounds, windows, aluminium feature sills, roofing materials and all other building elements and architectural components 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, B4 and B6 of the UDP.

4 Before the development hereby approved is commenced the details of any floodlighting / exterior lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved plans before the hotel building is occupied, in order to ensure a satisfactory form of development and to comply with policies B2, B4 and B6 of the UDP.

5 Prior to the commencement of work, the specification / method statement for the cleaning of the brickwork (and re-pointing if necessary) to the existing building shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a gentle steam / water based cleaning technique should be used. The brickwork shall then be cleaned (and re-pointed) in accordance with the approved details and maintained as such thereafter, in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP and the requirements of PPG15.

6 No development shall take place until a programme of photographic building recording has been completed, in accordance with a specification provided by the Local Planning Authority. The archaeological report shall be submitted to and approved by the Local Planning Authority before development work commences and in order to provide an archive record of the historic building before conversion and to comply with policy B14 of the UDP.

7 Notwithstanding the submitted plans, before the development hereby approved is commenced, full details of the design, materials and proposed treatment of the ground floor retail units display windows prior to occupation shall be submitted for the written approval of the Local Planning Authority. For the avoidance of doubt, these should be treated with artwork vinyls. The approved works shall be so implemented and maintained thereafter until the retail units are brought into operational use in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP.

8 No development shall take place until a scheme of working has been submitted to the satisfaction of the local planning authority; such scheme to include siting and organisation of the construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.

9 The construction works required for the development hereby approved shall only be carried out between the hours of 07.30 and 19.00 Monday to Friday and between the hours of 08.00 and 14.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.

10 Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.

11 Before the development, hereby permitted, is commenced a plan showing the provision of adequate facilities for the storage of refuse within the site shall be submitted to and approved by the Local Planning Authority, and shall be so installed and maintained thereafter in order to ensure a satisfactory form of development and to comply with policy EN1 of the UDP.

12 Before the development hereby approved is commenced details of the means of demolition shall be submitted to and approved by the Local Planning Authority. All works shall be carried out in accordance with the agreed details in order to protect the amenities of the area and to comply with policies B2, B4, B6 and EN1 of the UDP.

13 All servicing and deliveries to the building shall be carried out solely from the rear of the premises on Frederick Road and the service area shall remain unobstructed at all times, in the interests of highway safety and to comply with policy T14 of the UDP.

14 Before the use hereby approved is commenced, details of the ventilation/extraction/filtration system, including all external ducting and stacks shall be submitted to and approved in writing by the Local planning authority. All works shall be completed in accordance with the agreed details before the use commences, and maintained as such thereafter, in order to protect the amenities of the area and to comply with policy S12 of the UDP.

15 Prior to the buildings being brought into use for the purposes hereby approved, the noise mitigation measures specified in the Facade Noise Ingress and Plant Noise Impact Assessment prepared by Environoise Consulting Ltd dated 10 January 2016 shall be implemented in full. Once the described measures have been implemented, they shall remain in place at all times thereafter, unless the Local Planning Authority first agrees to any variation in writing, in order to protect the amenities of nearby residential properties and future occupiers of the proposed development and to accord with policy EN6 of the Unitary Development Plan.

16 Notwithstanding the submitted plans, before the development hereby approved is commenced, full details of the design, materials and proposed treatment of the hotel entrance and the entrance to retail unit 3 shall be submitted for the written approval of the Local Planning Authority and the approved works so implemented in the interests of visual amenity and to comply with policies B2, B4 and B6 of the UDP.

17 No development shall take place until further checking survey work has been carried out to ascertain the presence or absence of any animal or bird species, or its habitat, within the site or affected by the development hereby approved, by a competent Ecologist. The results will inform the implementation, prior to works commencing, of mitigation measures to be submitted to and

agreed in writing with 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 UDP.