

Planning, Transport & Sustainability Division
Planning and Rights of Way (EAST) Panel - 1 March 2015
Planning Application Report of the Planning and Development Manager

Application address: 36 Dell Road			
Proposed development: Erection of 2 x four bedroom houses			
Application number	15/01621/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	01.01.16	Ward	Bitterne Park
Reason for Panel Referral:	More than five letters of objection have been received	Ward Councillors	Cllr White Cllr Fuller Cllr Inglis
Applicant: Mr Ebrahim Sumra		Agent: Knight Architectural Design	

Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
Community Infrastructure Levy Liable	Yes

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012). Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP23, H1, H2 & H7 of the City of Southampton Local Plan Review (Amended 2015) and CS4, CS5, CS13, CS16, CS18, CS19, CS20, CS22 & CS25 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).

Appendix attached			
1	Development Plan Policies	2	Planning History

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.111 Agreement or receipt of a satisfactory unilateral undertaking to secure contributions towards the Solent Disturbance Mitigation Project in line with Policy CS22 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);

2. That the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 111 agreement and/or conditions as necessary; and

3. In the event that the S.111 agreement is not completed within two months of the Planning and Rights of Way Panel the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the S. 111 Agreement.

1. The site and its context

- 1.1 The application site is currently vacant following the demolition of the original house approximately 10 years ago, due to structural issues. There is a significant difference in levels across the site of approximately 11 metres, with the land banking up steeply from Dell Road towards the rear boundary. The site lies within an area of known stability risk and whilst is over-grown with vegetation, does not contain any significant trees.
- 1.2 Whilst the appearance of properties within Dell Road varies, it has a suburban character comprised of well-spaced family homes in verdant plots.

2. Proposal

- 2.1 The application seeks full planning permission to develop the site to provide a pair of semi-detached houses, which would be two-storeys in scale with accommodation in the roof served by front and rear facing dormer windows. The dwellings have a relatively traditional appearance with pitched roofs and ground floor bay windows. Two car parking spaces would be provided to the front of the dwellings, with a single point of access from Dell Road.
- 2.2 Given the challenging topography of the site, the application proposes significant ground works to achieve the development. The works involve the excavation of the site to construct the ground floor and foundations for the dwellings, together with garden areas at the rear. The application proposes contiguous piling and retaining walls to the boundaries with no. 34 and 38 Dell Road. Two amenity space terrace areas would be created to the rear of the site using crib retaining walls.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4. Relevant Planning History

- 4.1 The planning history for this site is extensive and a summary, including the most recent appeal decision, is provided in **Appendix 2** of this report. There have been a series of previous planning applications for residential development which includes planning permission for a pair of two-storey, semi-detached houses, although this permission has now expired (application reference 05/01707/FUL). Since this approval there have been a number of subsequent refusals for flatted schemes including two appeals which were both dismissed. The most recent application, reference 10/00454/OUT, sought outline planning permission for five flats and was determined using the current adopted Development Plan Policies. The relevant material planning considerations have not changed significantly since this time, meaning the decision is relevant to the consideration of this application.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application, a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (17.11.15). At the time of writing the report **6** representations have been received from surrounding residents. The following is a summary of the points raised:

5.1.1 *Concern that the proposal will undermine the stability of neighbouring properties.*
Response

A detailed investigation into the ground conditions of the site has been carried out and this has informed a slope stability report together with preliminary construction design. The submitted information demonstrates that the development can be achieved without affecting the stability of neighbouring properties. This matter would also need to be fully addressed at the Building Regulations stage of the project. Furthermore, it is important to note that a similar approach was found acceptable by the Council and the Planning Inspectorate when considering planning application reference 10/00454/OUT.

5.1.2 *The proposed buildings project further to the rear than the neighbouring property at no. 38 and will therefore lead to a loss of light and over-shadowing to the neighbouring property.*
Response

The proposed dwellings would project approximately 3.5 metres further to the rear than the neighbouring property at 38 Dell Road. The proposed dwellings are set off of the boundary with the neighbouring property and the rearward projection is not considered to be so significant as to have a harmful effect on outlook from the neighbouring property and garden. Furthermore, given the orientation of the plot, the neighbouring property would continue to enjoy sunshine for the majority of the day. It is also important to note that the scale, massing and position of the development closely follows the last application for this site, which was not considered to be harmful in this respect.

- 5.1.3 *The application does not propose sufficient car parking to serve the development which will exacerbate existing on-street parking pressure in the area.*

Response

The development is designed to incorporate one off-street car parking space for each dwelling. This is less than the maximum car parking standards permit (3 per dwelling). However, the Parking Standards Supplementary Planning Document confirms that the provision of less spaces than the maximum can be acceptable. In this case, given the extreme physical constraints of the site, the level of car parking is considered to be appropriate.

- 5.1.4 *Previous TPO trees on the site were removed.*

Response

There is a historic TPO affecting the site (confirmed in 1976). The Planning Department's records confirm that trees were removed in 2006 since they were leaning and presented a risk. There are no remaining significant amenity trees on the site and as such, subject to the imposition of a condition to secure tree planting, the development is considered to be acceptable in this respect.

- 5.1.5 *The terraced garden areas will result in a loss of privacy to the neighbouring property at no.38 Dell Road.*

Response

Due to the excavations proposed, the amenity space terraces would be at a slightly lower level than the natural ground level. The lower terrace would be approximately 300mm lower than the adjoining garden area at 38 Dell Road and so would not result in a loss of privacy to the neighbouring property. Whilst the upper terrace would be 400mm higher than the adjoining garden land at no. 38, the levelled, useable area proposed is set 3.5 metres away from the boundary with the neighbouring property. The upper terrace would be approximately 4 metres lower than the first floor windows in the neighbouring property and as such, is not considered to give rise to harmful over-looking.

- 5.1.6 *The application site includes land not within the ownership of the applicant.*

Response

The application site area has been amended and now excludes a strip of land adjacent to the rear site boundary. The proposed development can still be accommodated with the exclusion of this land from the site.

5.2 Consultation Responses

- 5.2.1 **SCC Highways** – No objection subject to conditions.

- 5.2.2 **SCC Structural Engineers** – No objection. I have reviewed the submission and spoken with the consultant who provided the stability report. I also note that we've previously commented upon this development (though perhaps it's slightly amended since then). I would suggest that these comments should still, where relevant, stand.

Fundamentally – I do not consider that concerns regarding slope stability should prevent the scheme from proceeding. If the design and construction are undertaken in accordance with the necessary measures, then there should be no adverse stability issues. I am satisfied that the work to date is adequate for this planning stage, to demonstrate that the matter is being given the necessary level of input.

The conditions that are imposed will need to ensure that the design is developed in accordance with this earlier work, and that a suitably competent Engineer is engaged throughout both design and construction to oversee the works related to slope stability of the site.

The report from Soils Limited recommends that the analysis is re-run when the final actual loads have been determined. This should be a condition of approval.

In the temporary condition of constructing the first Permacrib wall, the drawing states that 'sheet piles are to be installed if required', this requirement is determined by the installation of monitoring stations. The designers will need to set limits for intervention.

5.2.3 **SCC Environmental Health (Pollution & Safety)** – No objection subject to conditions to minimise disruption to nearby residents during the construction process.

5.2.4 **SCC Trees** – Parts of the site are protected by The Southampton (Dell Road) TPO 1976, as such, are a material consideration within this application. In the front garden of number 34, there is a Cypress that is within G24 of the above order and is close to the site boundary. The root protection area may extend into the site, therefore consideration should be given to working in this area. From what I could see, there are no significant trees on the site and I could not see if any of the protected trees remain on site. It would appear that the protected trees along the front boundary have been removed or died over time and there are lots of self-set trees and brambles growing over the area. I could not see if the protected Holly on the Southern boundary are still growing. As no tree survey has been undertaken, I cannot give support to the application as I do not know what trees remain from the TPO and the extent of the RPA's of any important trees. I would therefore ask for a tree survey to be undertaken whilst taking in to account, the neighbouring cypress. I would also request that a landscape plan be submitted to establish trees back into the area.

Response –Tree surveys were carried out for previous applications on this site and confirmed that no trees worthy of retention remain on site. This information has been previously accepted by the Council. A condition is suggested to secure an aboricultural method statement to ensure that development does not adversely affect the neighbouring Cypress Tree.

5.2.5 **Southern Water** – No objection subject to conditions.

6. **Planning Consideration Key Issues**

6.1 The application needs to be assessed having regard to the planning history of the site and the following key issues:

- (i) The principle of development;
- (ii) Land stability;
- (iii) Design and impact on the character and appearance of the area;
- (iv) Residential amenity;
- (v) Parking and Highways and;
- (vi) Impact on designated habitats.

6.2 Principle of Development

6.2.1 The proposal would bring a long-term vacant, previously developed site back into use and provide two genuine family homes. This is consistent with policies CS4 of the Core Strategy and H2 of the Local Plan. The resultant residential density of 37 dwellings per hectare is in accordance with the range of 30-50 dwellings per hectare set out by Policy CS5 of the Core Strategy as being appropriate for low accessibility locations. The principle of development is, therefore, acceptable.

6.3 Effect on Land Stability

6.3.1 Whilst the precise method of construction will be considered through Building Regulations, the Planning Practice Guidance confirms that it is the role of the planning system to minimise the risk and effects of land stability on property, infrastructure and the public. The Planning Practice Guidance also sets out that the planning system has an important role to play in bringing unstable sites back into productive use.

6.3.2 A detailed investigation of the ground conditions of the site has been carried out prior to the submission of the planning application. In addition to this, two topographical surveys has been undertaken together with a slope stability assessment that considers the effect of the development on land stability. The application is also accompanied by detailed sections, providing a clear indication of how the development could be constructed without undermining adjoining land. This level of information satisfies the requirements set out in the Planning Practice Guidance. Key measures proposed include contiguous piling along the side boundaries of the site prior to the main excavation works commencing; maintaining a maximum slope gradient adjacent to the site boundaries and; monitoring the development process by a competent person.

6.3.3 The development closely follows the physical form of the development proposed in the 2010 application and the information relating to land stability was considered acceptable by both the Council and the Planning Inspectorate at that time. The Council's Structural Engineer is satisfied that the development can be achieved without adversely affecting the stability of the area and conditions are suggested to secure a satisfactory approach to the development of the site. The proposal is, therefore, considered to be acceptable in this respect.

6.4 Design and Impact on the Character of the Area

6.4.1 The design of the proposed building has a domestic appearance and incorporates traditional design features which would help it integrate into the street scene. As the properties within Dell Road are varied in character, whilst no contextual elevations have been provided, it is considered that the development would not appear incongruous within the street scene. The development would be positioned on the same building line as the neighbour at 38 Dell Road, although well forward of the neighbour at 34, since the site constraints prevent a more equal positioning between the two neighbours.

6.4.2 Whilst 3 levels of accommodation would be provided, the building would have a 2-storey built form when viewed from Dell Road with well-designed and modest dormer windows. The design is very similar to the last application which the Planning Inspector found would “sit comfortably within the site” and not harm the character and appearance of the area. Overall it is considered that the development would represent a visual improvement on the current condition of the site which has been derelict for a considerable period of time.

6.5 Residential Amenity

6.5.1 Previous decisions for the site have found issue with the quality of the residential environment for prospective residents, particularly due to the relationship of windows with proposed retaining structures. The provision of two family homes, as opposed to a more intensive flatted development, has ameliorated these issues by allowing a conventional residential layout, with outlook from rooms either to the front or rear of the site. At the rear of the site, the gradual terracing proposes allows good quality outlook from the living rooms of the dwellings. The terracing also provides useable garden areas for residents.

6.5.2 In terms of the relationship with the neighbouring residents, the rear building line of the proposed dwellings would be positioned 1 metre behind the front elevation of no. 34, with just over 1 metre separation to the common boundary. The ridge of the proposed dwellings would be 1.5 metres lower than the eaves height of no. 34 with the eaves of the proposed dwellings being 1 metre lower than the eaves of the neighbour’s conservatory. As such, the relationship between the proposal and this neighbour is unusual. That said, the majority of the conservatory of no. 34 would continue to enjoy a good level of outlook and daylight and the pitched roof design of the development minimises the impact when viewed from front-facing windows in the main house. Furthermore, the rear garden of the neighbouring property would not be significantly affected by the development. As such, on balance the relationship with no. 34 is considered to be acceptable.

6.5.3 The levels difference between the site and the neighbour at no. 36 is less severe and, as noted above, the scale, massing and position of the dwellings on the plot is not considered to have a harmful impact on this property. Furthermore, whilst amenity space terraces are proposed, these are at a lower level than natural ground level of the site and set away from the site boundaries to avoid significant over-looking.

6.6 Parking, Access and Servicing

6.6.1 The site lies within an area of low accessibility to public transport, although the provision of one parking space for each dwelling is considered to be appropriate, having regard to the manner in which the topography creates a significant development constraint. Furthermore, the decrease in density is considered to represent a significant improvement on the previously refused scheme which proposed two car parking spaces to serve 5 flats. A single point of vehicular access is provided with on-site turning, which ensures that the proposal would not result in harm to the safety and convenience of the users of the adjoining highway.

6.6.2 The topography of the site prevents the location of cycle and refuse storage to the rear of the site and would instead be provided within purpose built stores to the front of the site. The site frontage is large enough to accommodate this.

6.7 Impact on Protected Habitats

6.7.1 The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution of £174 per unit has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. Subject to securing this contribution as recommended, this application will comply with the requirements of the SDMP and meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

7. Summary

7.1 The development of this long-term vacant site to provide two genuine family houses is welcome. The proposal has over-come previous reasons for refusal and provides sufficient information to demonstrate that the development can be achieved without undermining land stability.

8. Conclusion

8.1 Subject to the imposition of the conditions set out below and the receipt of a contribution to mitigate the impact of the development on protected habitats, the proposal is considered to be acceptable

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1 (a), (b), (c), (d), 2 (b), (d) 6 (c), 7 (a)

JT for 01/03/16 PROW Panel

PLANNING CONDITIONS

1. Full Permission Timing Condition

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

2. Soils Analysis

No development shall commence until a further Slope Stability analysis is submitted to and approved in writing by the Local Planning Authority, following the determination of the actual loads on site. The development shall proceed in accordance with the agreed details.

Reason: In the interests of the stability of the site.

3. Piling Method

Prior to the commencement of the development hereby approved, the applicant shall submit in writing to the Local Planning Authority the proposed method of piling to be used in the construction of development within that phase. No development shall commence until the submitted details have been agreed in writing by the Local Planning Authority. Development shall be implemented and proceed only in accordance with the agreed details.

Reason: In the interests of the stability of the slope and the amenities of the neighbouring occupiers.

4. Site Levels

No development shall take place until final details of finished levels have been submitted to and approved in writing by the Local Planning Authority. These details shall include Above Ordnance Datum (AOD) for the proposed finished ground levels across the site, building finished floor levels and building finished eaves and ridge height levels and shall be shown in relation to off-site AOD. The development shall be completed in accordance with these agreed details.

Reason: To ensure that the heights and finished levels of the development are built as agreed in the interests of visual and neighbour amenity.

5. Development Monitoring

The development works hereby approved shall be monitored throughout by a suitably qualified structural engineer in accordance with the recommendations of the submitted Slope Stability Report.

Reason: Since the site lies within an area of known stability risks and the development proposes significant engineering works to the existing slope.

6. Details of building materials to be used

Notwithstanding the information shown on the approved drawings and application form, with the exception of site clearance, demolition and preparation works, no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

7. Residential - Permitted Development Restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),

Class E (curtilage structures), including a garage, shed, greenhouse, etc.,

Class F (hard surface area)

Reason: In order that the Local Planning Authority may exercise further control in this locality given the specific circumstances of the application site and in the interests of the land stability and residential amenity.

8. Amenity Space Access

Before the development hereby approved first comes into occupation, the external amenity space and pedestrian access to it, shall be made available for use in accordance with the plans hereby approved. The amenity space and access to it shall be thereafter retained for the use of the dwellings.

Reason: To ensure the provision of adequate amenity space in association with the approved dwellings.

9. Landscaping

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- (i) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- (ii) an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance);
- (iii) details of any proposed boundary treatment and;
- (iv) a landscape management scheme.

The approved hard and soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The

Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

10. Arboricultural Method Statement

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

- 1) A specification for the location and erection of protective fencing around all vegetation to be retained
- 2) Specification for the installation of any additional root protection measures
- 3) Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
- 4) Specification for the construction of hard surfaces where they impinge on tree roots
- 5) The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
- 6) An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
- 7) Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason: To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

11. Energy & Water

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/ Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of a design stage SAP calculations and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

12. Energy & Water Implementation

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/ Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of final SAP calculations and water efficiency calculator and detailed documentary evidence

confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

13. Surface / foul water drainage

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details and be retained as approved.

Reason: To ensure satisfactory drainage provision for the area.

14. Refuse & Recycling

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

Reason: In the interest of visual and residential amenity.

15. Hours of work

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours

Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

16. Parking

The parking and access shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained as approved.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

17. Cycle storage facilities

Before the development hereby approved first comes into occupation, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

18. Construction Management Plan

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a

Construction Method Plan for the development. The Construction Management Plan shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning; and,
- (g) details of how noise emanating from the site during construction will be mitigated. The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

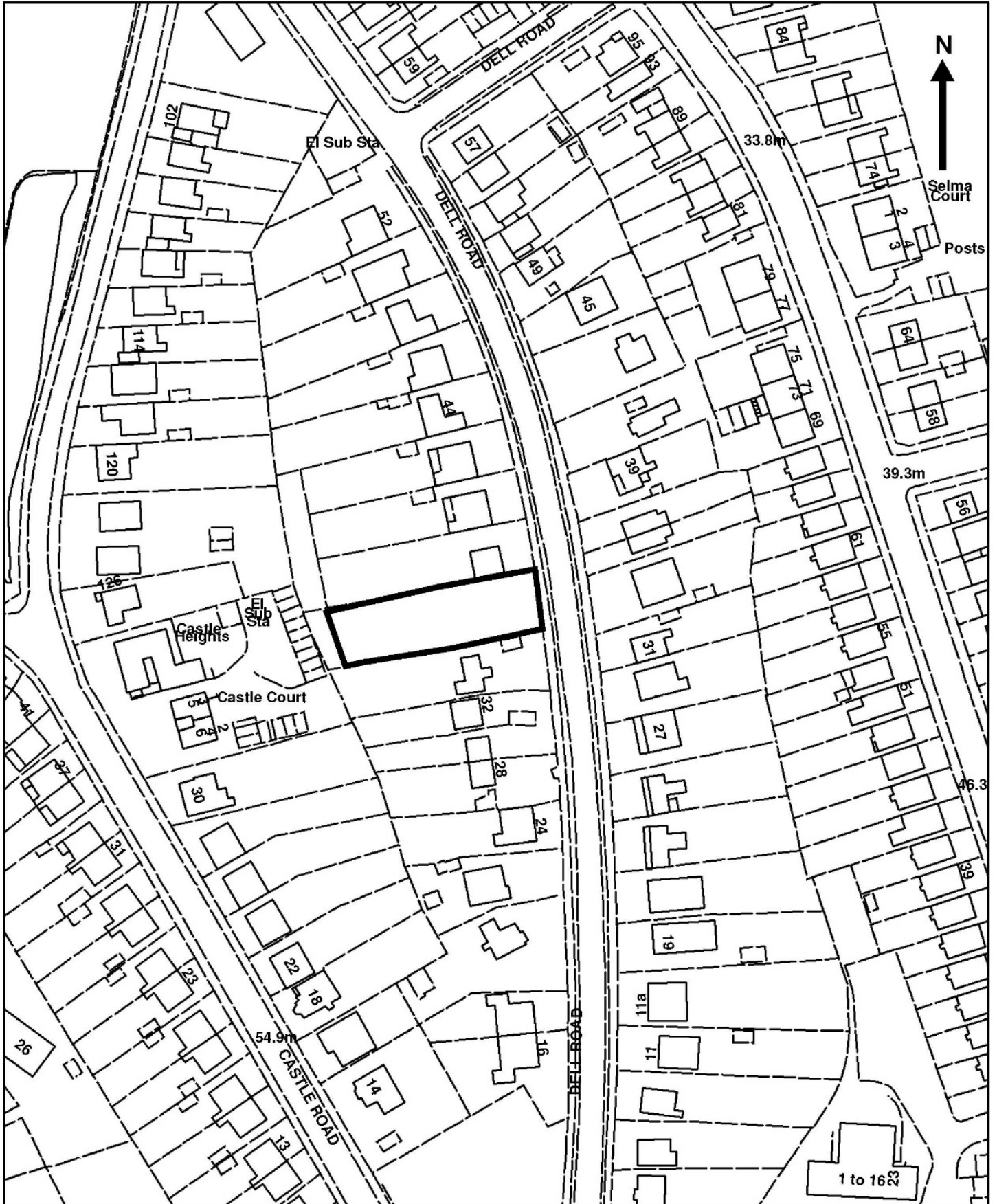
Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

19. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

15/01621/FUL



Scale: 1:1,250

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