

Application Number 16/00054/OUT

Proposal	Demolition of all existing on site structures and the redevelopment of the site for residential dwellings (Use Class C3), landscaping, boundary treatments and vehicular access from Cartwright Street - outline
Site	Newton Business Park, Cartwright Street, Hyde
Applicant	Newton Business Parks (Mr and Mrs Shaw)
Recommendation	Grant planning permission subject to the prior signing of a S106 legal agreement and subject to conditions.

REPORT

1 APPLICATION DESCRIPTION

- 1.1 The application seeks outline planning consent for the demolition of all of the existing buildings on the western portion of Newton Business Park and the redevelopment of the land to provide up to 64 dwelling houses. At this stage the only matter of detail for which consent is sought is the means of access to the redevelopment site and this would be from Cartwright Street. All other matters of detail, namely the layout, appearance, scale and landscaping of the development, are then held in reserve and requiring subsequent consent should this outline application be granted.
- 1.2 The application site comprises 2.19ha of land on the western side of the Business Park that fronts on to Cartwright Street. The application site includes a buffer zone to form its eastern boundary with the remainder of the Business Park. The existing industrial buildings on the application site will be demolished.
- 1.3 The buildings to be demolished include Blocks D & E (6,750sqm), Block F (3,400sqm) and part of Block G (875sqm). The buildings are a mix of ages and styles.
- 1.4 Block D is a large industrial red brick building with 'saw-tooth' roof, constructed in the mid -20th century and is located in the north-west corner of the site, and abuts the highway.
- 1.5 Block E is a two-storey office building with render and red brick facades and a slate pitched roof. The building sits immediately to the south of Block D.
- 1.6 Block F comprises of an ad-hoc arrangement of commercial units including both flat roofed and portal framed buildings, located to the south of Block E.
- 1.7 Block G is a portal frame structure with brickwork and glazed facades with corrugated sheet roof located to the east of block F, and would be part demolished requiring the construction of a new wall.
- 1.8 The proposal would involve the partial demolition of Block G at the southern part of the site and so the building of a new wall on that part of the building that would remain.
- 1.9 An indicative layout plan has been submitted with the application show how up to 64 new homes could be accommodated on the site.

2.0 SITE AND SURROUNDINGS

- 2.1 Having originally comprised a large former ICI factory site dating from the 1920s, Newton Business Park occupies approximately 7ha of land close to the edge of the north-eastern corner of the built-up area of Hyde, some 2km to the north-east of the town centre, and includes a number of commercial buildings of various sizes.
- 2.2 The Business Park is bounded to the north, and, after the road turns to the south, to the east by Talbot Road and to the west by Cartwright Street, and wraps around behind houses in both roads. To the south the site abuts an area of open land before houses on the southern side of Victoria Street.
- 2.3 Land levels change throughout the site and the land is graded to form a number level plateaus and there is a general slope, with a fall of approximately 10m, from Talbot Road to the southern boundary.
- 2.4 The remainder of the Newton Business Park site measuring 4.2ha that sits outside of the application site would be retained for commercial use.
- 2.5 The site's surroundings include a mix of residential and commercial buildings.
- 2.6 The route of the 346 bus service wraps around the site along Talbot Road and Victoria Street providing a regular service between Hyde bus station and Ashton bus station. The bus route then passes close to Hyde Newton and Ashton-under-Lyne railway stations as well as the Metrolink line and the proposed transport inter-change in Ashton town centre.
- 2.7 A local shopping parade, including the King William IV public house, in Talbot Road is situated approximately 80m away.

3.0 PLANNING HISTORY

- 3.1 None relevant.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
- 4.1.1 Established Employment Area.

4.2 Tameside UDP

4.2.1 Part 1 Policies

- 1.1: Capturing Quality Jobs for Tameside People.
- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.6: Securing Urban Regeneration.
- 1.9: Maintaining Local Access to Employment and Services.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

- H2: Unallocated Sites.
E3: Established Employment Areas.
MW11: Contaminated Land.

4.3 Other Policies

- 4.3.1 Residential Design Supplementary Planning Document.
Employment Land Supplementary Planning Document.

4.4 National Planning Policy Framework (NPPF)

- 4.4.1 Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design

4.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process 24 notification letters were sent out to neighbouring properties on 14th March 2016 and a notice was posted at the site and published in a local newspaper on 17th March 2016.

6.0 RESPONSES FROM CONSULTEES

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions and informative notes to be attached to any approval.
- 6.2 The GM Ecology Unit has raised no objections to the proposal and has requested that conditions to be added to any approval.
- 6.3 The GM Archaeological Advisory Service has raised no objections to the proposal.
- 6.4 The Coal Authority has raised no objections to the proposal and has requested that a condition to be added to any approval.
- 6.5 United Utilities has raised no objections to the proposal and has requested that conditions be added to any approval.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the original notifications representations have been received from 3 households in Cartwright Street, another from a resident in Shaw Hall Avenue and from an occupier of one of the affected units in the Business Park. One of the householder representations is an objection to the application and on the grounds of:

there being a lack of detail in the application;

increased traffic generation and competition for on-street parking; and,

disturbance during the period of demolition and construction.

- 7.2 Two of the householder representations express the same concerns but statedly without objecting. The fourth representation welcomes the application.

7.3 The representation from the occupier of the unit in the Business Park is an objection on the grounds that the need to relocate will adversely affect business.

8.0 ANALYSIS

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the loss of the existing employment site,
- 2) Section 106 Legal Agreement,
- 3) Access and traffic, and
- 4) The indicative layout.
- 5) Residential amenity and regeneration.
- 6) Ecology

9.0 The principle of the development and the loss of the existing employment site

9.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development which includes the delivery of a wide choice of quality homes.

9.2 As an established employment area allocated in the Unitary Development Plan the site is not one on which the Council would normally grant permission for residential development and the supporting evidence submitted with the planning application proposal must demonstrate why it should be allowed. The policy (E3) aims to retain employment-generating sites in established employment areas and proposals for residential development will not be permitted unless a number of factors indicate otherwise. These factors include the benefits arising from new residential development; the quantity, type, evidence and demand of employment sites and premises in the area; the suitability of the site in its present form for further employment and; the opportunity which may be presented for new forms of employment. Such an approach is consistent with the NPPF (paragraph 22) which states that:

Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

9.3 The Council's estimated supply of land available for employment use across Tameside has reduced considerably since 31 March 2014 which means that the further release of land for non-employment uses should be considered carefully to ensure that the opportunity for retained or replacement employment opportunities has been fully considered. Many manufacturing and commercial sites have been lost to residential and retailing uses and the much higher land values associated with these uses are putting pressure on remaining sites. The Council wants to encourage

employment development in sustainable locations to enable more enterprise and job opportunities.

- 9.4 When considering proposals for the release of employment land to alternative uses the starting point is to determine the need to retain sites in employment use and the supply of employment land. Given the reduction in land available for employment development within the borough, this consideration weighs heavily against the release of sites to alternative uses.
- 9.5 The Council's policy is supported by the Employment Land Supplementary Planning Document (SPD) which provides more detail on the Council's approach towards proposals that involve the loss of employment land and premises. The application site is 2.19ha which may not be considered significant in terms of overall scale for employment purposes but nevertheless it is important to fully judge the implications and the individual merits of the proposal. Cumulatively the increasing loss of employment sites across the Borough would cause significant harm to the Council's strategy to provide a sufficient supply of employment land. The burden of proof is on the applicant to demonstrate why a site is no longer suitable for continued employment use and a properly-argued justification is required which details the reasons why the site could be released.
- 9.6 The SPD groups existing employment sites in to three categories: high quality, middle ranking and lower quality. Newton Business Park is classified as middle ranking. The SPD acknowledges that when considering the release of an employment site to an alternative use regeneration benefits may be particularly applicable to lower quality sites, and to some extent middle ranking sites.
- 9.7 The SPD acknowledges that in certain cases an applicant may be able to demonstrate that the site's buildings are unsuitable for continued employment use due to their current state of repair. Consideration must then be given to other options that would enable the site to remain in employment use. Before considering release, the Council will need to be satisfied that either refurbishment of the buildings for employment uses or redevelopment of the site for further employment use are not viable. A statement appraising the extent and nature of options for the site must be submitted with the planning application, including a development appraisal or residual valuation for each option. A Viability Assessment submitted with the application explores both of these options for the buildings included within the application site. These are described below and it is found that neither of the options would be viable.
- 9.8 It is the applicant's stated intention that existing tenants occupying units in the proposed development area would be re-accommodated to other available spaces within the remaining the Business Park. Tenants occupying the larger units in Blocks D – G have been allocated specific alternative accommodation, and those occupying smaller units could be re-accommodated in available un-let space, within the Business Park.

Option 1 - Refurbishment of the existing buildings

- 9.9 All let commercial property has now to have an energy performance certificate (EPC) prior to that property being let or sold. From April 2018, proposed legislative changes would make it unlawful to let commercial properties with an EPC rating of F or G. The levels vary from A (very energy efficient – lower running costs) to G (not energy efficient – higher running costs). The potential has been assessed for the

refurbishment of the buildings in order to provide better quality accommodation that meets the Energy Act 2011 requirements

- 9.10 Most of the accommodation at Newton Business Park currently falls in an EPC Rating of E – G. These buildings are outdated and in poor condition and will require extensive refurbishment to both improve the letting quality of the units and to meet new energy standards (Energy Act 2011). In its current condition and layout the refurbishment of all of the units on the existing business park would not significantly increase the level of rental achievable.
- 9.11 Evidence submitted with the application also examines the existing employment land supply in Tameside. This shows that there is 61,522 sqm (662,220 sqft) of vacant space currently available within a 1.5 mile radius of the site the majority of which is of significantly better quality than in the application site. There is also a range of accommodation available in Newton Business Park. Refurbishment will therefore be unlikely to increase rental levels significantly.
- 9.12 The energy improvements across all buildings on the site will therefore not improve the accommodation in terms of layout or configuration it will simply make the units more energy efficient. These improvements will have little on the rental levels achievable in the units, if any at all, but will require significant capital expenditure.
- 9.13 The lack of return for the outlay necessary renders the option of refurbishment of the whole site unviable. However, with the release of 2.19ha of the overall business park for alternative development the remaining buildings within the Business Park can achieve the new Energy Act 2011 requirements and remain lettable, so as to facilitate the retention of employment at the site. It is agreed with the applicant that proceeds from the sale of the land would be used to ensure that the retained buildings will achieve an Energy Performance Certification rating of E, or better by, 2018, in accordance with a detailed schedule of works to be agreed.

Option 2 - Full Demolition and redevelopment for employment use

- 9.14 An indicative scheme has been considered so as to provide an option of redevelopment of the application site for further employment uses. On the basis of a 40% site coverage, which is a standard benchmark for industrial development, the site would provide 8,757sqm of new employment floorspace.
- 9.15 There is currently 12,025sqm of existing buildings on the site which would have to be demolished. These buildings are generally of cast iron or steel frame construction with traditional brick elevations and contained under either pitched slate roof or north roof light sections. There are also sections of asbestos roofing which will have to be demolished under strict supervision which will increase demolition costs.
- 9.16 The Viability Assessment submitted in support of the application was carried out in accordance with an agreed methodology and demonstrates that the redevelopment of the site for employment uses would result in a negative land value of - £2,112,573, which indicates that the option of the full demolition of the buildings and the redevelopment of the site is unviable.

10.0 Section 106 Legal Agreement

- 10.1 In order that the remaining buildings within the Business Park can be upgraded and remain lettable, so as to facilitate the retention of employment at the site, it is agreed with the applicant that proceeds from the sale of the land would be used to ensure

that the retained buildings will achieve an Energy Performance Certification rating of E, or better by, 2018. Should the Panel be minded to approve the application, such an agreement would form part of the terms of an Agreement under Section 106 of the Planning Act 1990 and should include a schedule of proposed works.

- 10.2 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms, it is agreed additionally with the applicant, so as to compensate for the impact of the development on the demand for school places, other terms of the agreement would be that a financial contribution of £886 per 2 -bedroom dwelling, £1,234 per 3-bedroom dwelling and £1,353 per 4 bedroom dwelling be made towards education made toward increasing the number of places available at Hyde Community College to accommodate increases in secondary school pupils in the area.

11.0 Access and traffic

- 11.1 The development would be served by single point of access located centrally to the site frontage in Cartwright Street. All other existing site accesses will be stopped up. The location of the site access would provide the maximum visibility up and down the road. The access point is also at the midpoint of the fall of the land level across the site. Vehicular access to the houses will be via the new roads within the site. Parking provision for houses within the development would be subject to compliance to usual requirements so as to avoid undue increased competition for spaces.
- 11.2 A Transport Statement submitted with the application concludes that, based on the proposed development of 64 houses, it is estimated that the residential development would generate 31 two-way trips during the morning peak between 08.00am and 09.00am, and 32 two-way trips during the afternoon peak between 17.00 and 18.00. In comparison it is estimated that the current employment use generates around 72 two-way trips during the morning peak hour and 62 two-way trips during the afternoon peak hour. The proposed residential development would therefore result in a net reduction of 41 fewer two-way vehicle trips during the morning peak, and 30 fewer trips during the afternoon peak.
- 11.3 The nearest bus stops to the site, with eastbound and westbound services, are located on Talbot Road, adjacent to the site's northern boundary. The stops on Talbot Road are served by Service 346, which operates between Hyde town centre, Newton, Dukinfield, Ashton town centre and Tameside General Hospital. The bus route then passes close to Hyde Newton and Ashton-under-Lyne railway stations as well as the Metrolink line and the proposed transport inter-change in Ashton town centre.
- 11.4 Being mid-way along the frontage with Cartwright Street the proposed access point to the site would be in the most appropriate location. The traffic generated by the development would not exceed of generated by the existing commercial use of the site. Given the proximity of the 346 service bus route, and that the local shopping parade, including the King William IV public house, in Talbot Road is situated approximately 80m away along the road the site is located in a relatively accessible area.

12.0 Indicative layout

- 12.1 Despite the proposed layout of the site being held in reserve the application is accompanied by an indicative drawing showing how the site might be laid out. On

this drawing, after the access road enters the site there are spurs to the north and the south.

- 12.2 To the north the spur ends as a cul-de-sac with a vehicle turning-head. Houses on the western side of the northern spur face out on to Cartwright Street with car parking behind, taken from the spur. On the eastern side the houses face on to the spur, with parking in front or possibly in integral garages.
- 12.3 Houses beyond the turning-head, along the site's northern boundary face out on to Talbot Road. These houses are arranged in two terraces, of four and five houses respectively, with a footpath and cycle link to Talbot Road in-between.
- 12.4 To the south the spur loops around to re-join itself. Houses on the western side again face out on to Cartwright Street, with parking behind. The remaining houses face out on to the new road.
- 12.5 Overall the mix of houses shown includes fifteen terraced houses, twenty-eight semi-detached houses and twenty-one detached houses.
- 12.6 The proposed housing site would be separated from the remaining Business Park by a landscaped buffer, shown on the indicative plan to be approximately 10m wide, running north-south along the eastern boundary of the development site.

13.0 Residential Amenity

- 13.1 A Noise Impact Assessment has been submitted in support of the application. A baseline noise survey was carried out in order to determine the existing noise climate of the area and this concludes that the noise climate of the area is dominated by road traffic movements on the surrounding road network, particularly Talbot Road and Cartwright Road.
- 13.2 The Assessment finds that mitigation should be considered as part of the detailed design of the development, to ensure that a commensurate level of protection against noise is achieved. This is necessary to mitigate against the effects of road traffic noise within external living spaces during the daytime period and, being a detailed matter, would be addressed when an application for approval of reserved matters is being considered. At this outline stage allowance has been made within the site layout for a buffer zone between the retained Business Park units and the proposed residential development. The Noise Impact Statement submitted with the application suggests that noise mitigation be provided in the form of a 4.0m high bund/barrier along the full eastern boundary and additional acoustic attenuation fence as part of the landscaping details to be considered as a reserved matter.
- 13.3 At present the site's visible boundaries to Talbot Road and Cartwright Street consist primarily of solid brick walls. The proposed redevelopment of the site would have undoubted regeneration benefits in providing active frontages to these streets and, in the removal of the existing walls, improving the character and appearance of the locality and so improving the amenity of existing residents.

14.0 Ecology

- 14.1 A Bat Survey Report has been submitted with the application and this finds no evidence of bats using the site for roosting. The Report does recommend that the cladding on one building (B7) be removed by hand as it had low potential to support bats. It is therefore recommended that any permission is conditional upon a method

statement for the demolition of this building being submitted to, and be agreed by the Council, prior to any works commencing on site.

- 14.2 The Design and Access Statement submitted with the application contends that the proposed development will offer the opportunity to enhance the biodiversity of the site, but specifies only that this would be achieved with a landscaping scheme utilising native planting. It is therefore recommended that any permission is conditional upon full details of biodiversity enhancement measures for the site being submitted to, and be agreed by the Council, prior to any works commencing on site.

15. Conclusion

- 15.1 There is a clear need to retain productive employment sites and there is a quantitative need to resist proposals for alternative uses on these sites unless a case for redevelopment can be demonstrated. However, it is accepted that in this case the site's buildings are unsuitable for continued employment use due to their current state of repair and the refurbishment of all of the buildings across the whole site for employment uses or redevelopment of the site for further employment use are unviable. The application must therefore be treated on its own merits.
- 15.2 The proposed redevelopment of the site would support the retention of the remaining Business Park in employment use which would then continue to add to the vibrancy and diversity of the area and sustain an appropriate mix of uses, as well as provide active street frontages, both of which are advocated by the NPPF.
- 15.3 The application proposals represent a sustainable development in a highly accessible location. The implementation of the permission would provide economic benefits by enabling funding to be released for the consolidation of the remaining Business Park and its continued operation. The construction phase of the development will create a job in the construction sector over the built time of the development, as well as further indirect job opportunities.
- 15.4 The proposals would regenerate an unsightly site and so significantly enhance the appearance of the local area whilst delivering a mix of housing types, adding to the supply, and diversifying the range of choice of housing, at a suitable and available site that is in close proximity to a range of services and public transport services.
- 15.5 The principle of the release of the land for alternative is considered to have satisfied the requirements of UDP policy E3 and so can be accepted in this case.

RECOMMENDATION

Grant planning permission subject to

- a) The prior signing of a Section 106 Legal Agreement,
- b) The following conditions and
- c) Approval to process a Traffic Regulation Order.

A) Section 106 Legal Agreement to achieve the following:

- a) ensure that no development is to commence until a scheme for works to upgrade the retained buildings in Newton Business Park, as indicated on the approved plans, to achieve an Energy Performance Certification rating of E, or better by, April 2018 has been submitted to, and approved in writing by, the local planning authority;

- b) ensure that no more than 50% of the residential units be constructed until such time as the works to upgrade the retained buildings to an Energy Performance Certification rating of E, or better, have been completed and certified by an independent Energy Performance Certification assessor and the Certificate has been submitted to, and approved in writing by, the local planning authority;
- c) includes provision for an approved scheme for the management and maintenance of the landscaped buffer and acoustic attenuation measures separating the two sites
- d) Includes a requirement for sums based on the total number of dwellings applied for at reserved matters based on the following calculations:

Education - £886 per 2 -bedroom dwelling, £1,234 per 3-bedroom dwelling and £1,353 per 4-bedroom dwelling to be spent at Hyde Community College – payment of contribution to be made prior to occupation of first dwelling.

B) Subject to the Following Conditions:

- 1. Before any development is commenced approval shall first be obtained from the local planning authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development.
- 2. The application for approval of reserved matters shall include no more than 64 residential units.
- 3. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 4. The plans and particulars to be submitted with the reserved matters shall include full details of both hard and soft landscape works, including a landscaped buffer between the development site and the remaining Business Park, inclusive of existing vegetation cover and ancillary built structures. These details shall include:-
 - a) hard - existing and proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures [eg: furniture, play equipment, refuse or other storage units, signs, lighting etc], proposed and existing functional services above and below ground [eg; drainage, power, communications cables, pipelines etc indicating lines, manholes, supports etc], retained historic landscape features, proposals for restoration),
 - b) soft - planting plans, written specifications [including cultivation and other operations associated with plant and grass establishment], schedule of plants [noting species, plant sizes and proposed numbers/densities where appropriate], implementation programme).
- 5. The plans and particulars to be submitted with the reserved matters shall include details of the existing and proposed ground levels for the whole site, and the proposed finished floor levels of the dwellings. The development shall then be implemented in accordance with such details as approved.
- 6. The plans and particulars to be submitted with the reserved matters shall include full details of biodiversity enhancement measures for the site including a timetable for implementation which shall be approved in writing by the Local Planning Authority.

The approved enhancement measures shall then be implemented in accordance with the approved timetable.

7. The development hereby permitted shall be carried out in accordance with the following approved plans: that ref. 13812-103 and, in so far as it relates to access to the site only, that ref. 13812 -110 rev. B and drawing ref. NBP-002 by AECOM and forming Appendix E to the submitted Transport Plan.
8. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

9. Prior to the commencement of any development:

details of a scheme of intrusive site investigations, including gas monitoring, in order to establish the exact situation regarding coal mining legacy issues on the site shall be submitted to, and approved by, the local planning authority;

any approved scheme shall then be undertaken and a report of findings arising from the investigation, including a scheme of any necessary remedial works, shall be submitted to, and approved by, the local planning authority.

The development shall then be implemented in accordance with the approved remedial works.
10. Prior to the demolition of building B7, as identified in the submitted Bat Survey Report, a method statement for the demolition shall be submitted to, and be approved in writing by the local planning authority. The demolition of the building shall be carried out in accordance with such an approved statement.
11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Foul and surface water shall be drained on separate systems.

The development shall be completed in accordance with the approved details

12. A clear view shall be provided at the junction of site access road with Cartwright Street. Its area shall measure 2.5 metres along the centre of the access and 43 metres in each direction along the edge of the roadway in Cartwright Street. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access.
 13. A clear view shall be provided on both sides of the any driveway or vehicular access where it meets the footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
 14. The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the local planning authority. These measures shall be implemented and retained in operation through the duration of the building works.
 15. During demolition and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
 16. No development shall commence until such time as a scheme for acoustic attenuation for the approved residential dwellings to protect against road and industrial noise (associated with the uses on the adjoining site) has been submitted to and approved in writing by the Local Planning Authority (Insert standard to be achieved?). The approved attenuation measures shall be installed in accordance with a timetable to be approved in writing by the Local Planning Authority and no dwelling shall be occupied until such time as the approved measures for the site and/or that property have been implemented in accordance with the approved timetable.
- C)** That the Assistant Executive Director Environmental Services be authorised to process any Traffic Regulation Order considered necessary and in accordance with the Road Traffic Regulation Act 1984. Subject to the resolution of any objections received during the public consultation period.