

Application Number: 23/00613/FUL

Proposal: Variation of Condition 1 (drawings) to incorporate changes to the design and layout to planning permission 21/00320/REM.

Site: Land to the rear of 75-99 Stockport Road, Mossley

Applicant: KMM Homes Ltd

Recommendation: Grant planning permission, subject to conditions.

Reason for Report: A Speakers Panel decision is required because the application constitutes a major development.

Background Papers: The planning application documents are background papers to the report. They are open to inspection in accordance with Section 100D of the Local Government Act 1972.

1. SITE & SURROUNDINGS

- 1.1 The application site comprises 0.7ha of previously developed land set on the hillside above Stockport Road. The site was originally a substantial Victorian residence set in landscaped terraced gardens on the hillside above Stockport Road. The site is located approximately 300m to the north of (top) Mossley Town centre and its associated amenities.
- 1.2 The site has planning permission for the erection of 25 dwellings. It is currently under development by the applicant (KMM Homes), progress is advancing with the construction of plots 1-8 fronting Stockport Road at eaves level.
- 1.3 There is a significant fall in levels across the site, the land slopes significantly from the existing properties to the North West on Beechwood Drive steeply down to Stockport Road. There are retaining structures on the boundary which support the rear gardens of the Beechwood Drive properties. The removal of vegetation and previous site structures allows these levels to be fully appreciated. Properties located to the north and south of Stockport Road comprise of traditional stone terraces.

2. PROPOSAL

- 2.1 The application has been made under section 73 (minor material amendment) of the Town and Country Planning act, it seeks planning permission for variation of conditions 1 (approved plans) of approved Reserved matters application 21/00320/REM, which was approved in January 2022.
- 2.2 The amendments seek alterations to 4 house types located across plots 13 to 23 (11 properties). The request is to move the properties forward from the original approved position, this is to assist with the retaining structures in the rear garden and improve the rear garden areas so that they are more usable for future occupiers. The rear gardens would be extended in length and levels would be dropped within some plots, rear gardens would be terraced to address the change in levels with the upper garden level accessed by steps.
- 2.3 As a summary the proposed alterations to the siting of the plots would be as follows (approximate)

Plot	House Type	Alteration from rear boundary
13	F	+3.5m

14	E	+2.5m
15	E	+2.5m
16	C	+2.3m
17	C	+2.3m
18	C	+2.6m
19	C	+1.8m
20	C	-0.3m
21	C	-0.5m
22	D	+0.2m
23	D	+0.4m

- 2.4 The applicant seeks to amend house types C and E to include an integrated carport. Internal reconfiguration to house types D, E & F would introduce a box bedroom/study. House type F (detached) would be introduced to plot 13 (replacing house type E) and plot 23 would be occupied by house type D as a semi-detached. There are also minor alterations to the fenestration of all 4 house types. The general principles would not be altered from the details previously approved, there would be two parking spaces per dwelling (including space compliant garage) and the floor and ridge levels will remain as before.

3. PLANNING HISTORY

- 3.1 07/01341/FUL – Development of 17no. houses – Approved December 2007
- 3.2 10/00890/FUL – Request to extend time limit of extant planning permission 07/01341/FUL – Development of 17no. Dwelling houses – Approved December 2010
- 3.3 13/00923/OUT – Proposed residential development of 17no. houses – Outline (Approval for Access Only) – Approved March 2014
- 3.4 16/00403/OUT – Outline planning application for erection of 25 dwellings with associated works (access to be considered with all other matters reserved) – Approved March 2019
- 3.5 21/00320/REM – Reserved matters application for 25 dwellings with associated works (layout, appearance, scale & landscaping to be considered) – Approved January 2022
- 3.6 23/00081/MATCH – Non-material amendments to planning application 21/00320/REM: Elevational amendments whilst retaining approved height and size of the building to plots 1-8 – Approved January 2023
- 3.7 23/00340/MATCH – Non-material amendments to planning application 21/00320/REM: Elevational amendments whilst retaining approved height and size of the building to plots 9-25 – Approved May 2023

4. PLANNING POLICY

National Planning Policy Framework

- 4.1 Paragraph 9 of the National Planning Policy Framework (NPPF) states that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 4.2 Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay (as per section 38(6) of the Planning and Compulsory Purchase Act 2004). However, where the development plan is absent, silent or

out of date, planning permission should be granted unless the application of policies in the NPPF that protects areas or assets of particular importance, provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

- 4.3 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Development Plan

- 4.4 The adopted development plan is the Tameside Unitary Development Plan (2004) and the Greater Manchester Joint Waste Development Plan Document (2012).

Tameside Unitary Development Plan (2004)

4.5 **Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment;
- 1.4: Providing More Choice and Quality of Homes;
- 1.5: Following the Principles of Sustainable Development;
- 1.11: Conserving Built Heritage and Retaining Local Identity;
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.6 **Part 2 Policies**

- H4: Type, Size and Affordability of Dwellings
- H5: Open Space Provision
- H10: Detailed Design of Housing Developments
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T10: Parking
- C1: Townscape and Urban Form

Places for Everyone

- 4.7 The Places for Everyone Joint Development Plan Document was published in August 2021. It was submitted to the Secretary of State in February 2022 and inspectors have been appointed to carry out an independent examination. It is a joint plan covering nine of the ten Greater Manchester districts, including Tameside, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

- 4.8 Paragraph 48 in the NPPF sets out what needs to be taken into account when considering the weight given to emerging plans. It states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight may be given); the extent to which there are unresolved objections (the less significant, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

- 4.9 Places for Everyone has been published and submitted, where examination is on-going. The inspectors have recently issued examination document IN36, which is a 'part one' post hearing note. IN36 states that subject to a number of action points contained therein, the inspectors are satisfied at this stage of the examination that a schedule of proposed main modifications are necessary to make the plan sound and would be effective in that regard.

In addition, the inspectors have indicated their position on the proposed allocations and Green Belt additions. Other than consideration of final issues on five specific allocations, or a significant change in national policy, no further action points are likely to be issued before the main modifications are consulted on.

- 4.10 The plan is a material consideration and to date, very limited weight has been given to the policies within it, primarily due to the number of outstanding objections received as a result of previous consultations. However, following the above, it is now reasonable to give a greater degree of weight to the plan, being reasonable within the context of national planning policy.
- 4.11 Places for Everyone cannot be given full weight in planning decisions, as it does not form part of the adopted plan for Tameside. However, given the stage reached, it is reasonable to give elements of the plan substantial weight, subject to the inspector's caveat that this is without prejudice to their final conclusions following consideration of responses to consultation on the main modifications later in the examination.
- 4.12 To clarify, IN36 gives a clear steer as to the wording required to make the plan sound. Substantial weight should therefore be applied to the text of the plan as amended by the schedule of main modifications, and not the published version of Places for Everyone.

Other Considerations

- 4.13 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a persons rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.
- 4.14 The application has been considered in accordance with the Tameside One Equality Scheme (2018-22), which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

5. PUBLICITY CARRIED OUT

- 5.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement the application has been advertised as a major development by neighbour notification letter, display of a site notice; and advertisement in the local press

6. SUMMARY OF THIRD PARTY RESPONSES

- 6.1 In response to the neighbour notification letters, there were two letters of objection. The concerns raised within the letter of objection is summarised below:
- Concerns about raised ground levels against the gabion retaining wall to Beechwood Drive properties.
 - The approved elevations for Plot 13 were for type E house which are completely different to type F.
 - In accuracies shown with the location of the steps on plot 13.
 - Proposed site layout is completely different from approved.
 - Proposed site layout does not clearly show any support wall for the gabion wall which supports rear boundary to Beechwood Drive.

- Approved elevations/ground levels as passed by TMBC should be adhered to ensure privacy to new properties and existing properties on Beechwood Drive.

7. RESPONSES FROM CONSULTEES

- 7.1 Environmental Health Officer (EHO) – No objections to the proposals.
- 7.2 Greater Manchester Ecology unit (GMEU) – No objection the principle of the proposed levels amendments, this could impact the tree planting proposals, though I am assuming only in terms of the elevation they will be at rather than from an aerial perspective. Recommend that confirmation that the amended levels will not jeopardise the previously accepted landscape proposals prior to determination.
- 7.3 Local Highway Authority (LHA) – No objections to the amendments.
- 7.4 Tree Officer – The submitted variation to the drawings does not seem to make it clear whether this will be an alteration to the soft landscaping and planting scheme, in particular tree planting and screening to existing properties. Variation would only be acceptable from an Arboricultural perspective with no reduction in tree planting numbers, or loss of screening to existing properties on Stockport Road.
- 7.5 Lead Local Flood Risk Authority – No comments received.
- 7.6 Mossley Town Council – No comments at the time of writing the report. Meeting scheduled for week commencing 06/09/2023 Verbal update to be provided.
- 7.7 GMP Secure by Design – No objections, comment on the security of access to rear garden.
- 7.8 National Grid – No comments received.
- 7.9 United Utilities – No objections to the proposed development. Recommend conditions for the sites drainage are applied to ensure that all options for the sustainable drainage of surface water are followed. There is public sewer which crosses the site and a 6m easement (3m either side of the centre line) needs to be observed. Any diversion would be at the applicant expense.

8. ANALYSIS

- 8.1 In terms of the principle of development, outline planning permission was granted in March 2019 (ref: 16/00403/OUT for the erection of 25 dwellings at the site, this was followed up by the approval of reserved matters in January 2022 (ref: 21/00320/REM).
- 8.2 The previous permission remains extant, construction works are advancing on plots 1-8 of the approved development. The principle of development is established on this site, and this remains acceptable in this case.
- 8.3 The Government's Planning Practice Guidance states that there is no statutory definition of a 'minor material amendment'. This is because it will be dependent on the context of the overall scheme – an amendment that is minor-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is a minor-material in order to grant an application. As a guide a minor-material amendment is not likely to include any amendment where its scale and/or nature results in a development which is not substantially different to the one which has been approved.

- 8.4 NPPG advises that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application'. The original planning permission will continue to exist.
- 8.5 Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice for the grant of planning permission under section 73 repeals the relevant conditions from the original planning permission.

9. DESIGN & LAYOUT

- 9.1 Policies within the UDP, NPPF and the adopted Residential Design Guide SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making objectives. The NPPF emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 134).
- 9.2 Paragraph 135 of the NPPF is perhaps most applicable to applications concerning amendments. It advises that; '*Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)*'.
- 9.3 The amendments do not significantly depart from the design parameters established on the previous planning application. The maximum heights, footprint and overall numbers of dwellings would remain unaltered. Essentially the concept remains unchanged, the properties would be three storeys in height and would front onto the internal estate road albeit at revised location forward of the previously approved building line.
- 9.4 Alterations to the footprint would result in the loss of four trees along with three lawned areas to the frontage of the dwellings. The properties would be closer to the highway being recessed behind a small margin, parking would now be enclosed within a car port meaning that vehicles would be screened. Comparisons have been made to similar property types constructed elsewhere and no issues are raised from a design perspective.
- 9.5 An essential element of the amendments is that the revised proposals work with the land levels in a more practical manner. This has been achieved following the developer undertaking further site investigation and assessment following clearance of the site. The relationship of the plots within the rear of the site and to the surrounding properties means that they are largely screened from surrounding vistas, the impact upon the street scene is therefore somewhat limited. The loss of the areas of soft landscaping to the plot frontages is somewhat regrettable but can nonetheless be tolerated against the associated benefits.
- 9.6 The elevations have been revisited to give a more contemporary appearance. The fenestration has been enlarged with a vertical emphasis, this would be set within a reveal to provide texture and interest to the appearance of the facades.
- 9.7 Having full consideration to the design merits of the revised proposals the alterations are not considered to be significant in the context of the extant planning permission. The redesigned and positioned dwellings would assimilate with their surroundings and enhance the area. Overall this would create a more attractive residential environment for both future occupiers and existing residents alike. It is therefore, considered that the proposal adheres to the objectives of UDP Policies C1 and H10 which stress the importance of residential development being of an appropriate design, scale, density and layout.

10. RESIDENTIAL AMENITY

- 10.1 The alterations proposed would not increase the size of the existing building in terms of height and mass, but would rather introduce and alter window openings, and reconfigure the internal layout of some of the dwellings. The dwellings had been designed to be split level, standing at three storeys in height at the front and single storey in height at the rear. As a result of the revised positioning the rear gardens would be extended in depth and also lowered in height, as a result the properties would present two storeys to their rear and open up onto a more usable garden space for the future occupiers.
- 10.2 The alterations are to the central row of dwellings within the rear of the site, the main relationship to existing properties is that concerned with the properties located across the rear boundary on Beechwood Drive. The ridge height of the dwellings would remain unchanged from that previously approved but the interface distance of all but two of the plots would be increased from that previously approved (as detailed above).
- 10.3 As previously reported, in recognition of the sharp change in levels, the properties occupying plots 13-23 would, as per the extant scheme, be sited at a much lower level (approx. 6m below) than those on Beechwood Drive, the interface distance also being on an oblique angle. Levels of outlook and privacy to these properties would not be affected by the alterations, there would be no overlooking occurring from the dwellings and views from Beechwood Drive would not be interrupted with their outlook being across the roofscape of the properties within the site, much like the relationship of many properties within Mossley. In a similar manner, the relationship of the site to properties on Sandbed Lane and Highland View is also deemed to be acceptable given the oblique angle of the properties and the noted level difference.
- 10.4 The layout demonstrates that spacing standards would be extended for nine of the plots and marginally reduced on two plots, this would be acceptable given the mitigating factors associated with the site levels and relationship to existing dwellings. The spacing which would be achieved taken with levels, landscaping and orientation of properties ensures that amenity levels are consistent with development within the locality.
- 10.5 In light of the above, the development is acceptable in this regard, ensuring a reasonable level of amenity for future occupiers, retaining a good standard of amenity for existing neighbouring residents, and not causing undue noise and disturbance to residential uses.

11. HIGHWAY SAFETY & ACCESSIBILITY

- 11.1 No changes are proposed to the site's access arrangements or that of the internal site layout. Parking levels would be as per those previously established although the spaces to house types C and E would not be incorporated within an internal carport and garage, access to these meeting relevant standards. The internal highway arrangement and housing layout dictates that development remains with only one side of the carriageway providing access to the properties. This dictates that there is significant capacity for on-street parking within the site to accommodate visitor and delivery movements.
- 11.2 Consultation with the LHA has raised no objections. The proposals do not raise any further issues for consideration to those of the approved development, whereby there would be no changes to the number of vehicles travelling to / from the site, nor will there be a materially different car parking demand or servicing requirement. Relevant conditions were applied on the extant permission relating to the provision of the parking and access improvements, these would be carried over onto the present scheme. As such, no objections are raised to amending the extant permission and the application continues to accords with UDP Polices T1, T7 and T10.

12. TREES & ECOLOGY

- 12.1 A landscaping scheme has been approved for the site following the approval of the reserved matters. The approved scheme was supported by both GMEU and the Tree Officer. As identified previously proposed planting to the frontage of the plots would be lost as a result of the re-siting of the dwellings. A revised landscaping plan has been provided which indicates that additional tree planting can be achieved elsewhere within the site. The level of tree cover and overall biodiversity value would not be adversely affected by the proposals.

13. GROUND CONDITIONS

- 13.1 Paragraph 184 of the NPPF states; 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'. The amendments need to be considered in light of this context.
- 13.2 The impact upon land levels and the structural integrity of the rear retaining wall to Beechwood Drive has been raised within representations. The developer confirms that there is no intention to interfere or backfill against the gabion baskets that retains the neighbouring properties gardens, if levels were to be raised against the baskets then this would require additional retaining works in the garden of the proposed plots, this would be fundamentally against the objectives of reducing the level of retaining works and creating more useable gardens to the plots. Updated sections show that levels would slop from the base of the gabion baskets.
- 13.3 Matters of ground stability have been addressed on the outline planning permission. Condition no.16 required further investigations into the site conditions and full details of all retaining works, the developer is working on the discharge of this condition following full site clearance and assessment of the site conditions.
- 13.4 The proposed siting of the properties would provide a greater standoff distance from the Beechwood Drive properties. There would be no interference to the existing boundary, updated sections have also been provided to demonstrate that there would be no backfill which would cover the existing gabion baskets on this boundary. It remains that conditions are in place to ensure that retain works are constructed appropriately.
- 13.5 Notwithstanding concerns raised within representations, the conditions are considered to secure sufficient safeguards to address the requirements of paragraphs 183 and 184 of the NPPF and the associated technical guidance.

14. DRAINAGE

- 14.1 Details of the drainage have been agreed as part of the discharge of conditions process. Surface and foul drainage would be treated on separate systems with surface handled through an attenuated system.
- 14.2 The changes do not deviate from the principles established at the site and there would be no material difference in run off area associated with the development. The proposed amendments would have no bearing upon the approved strategy.

15. CONCLUSION

- 15.1 The application proposes what amounts to minor alterations to the approved house types and configuration.

- 15.2 The alterations to the dwellings are considered to be acceptable with regards to visual amenity.
- 15.3 The alterations to the buildings would not cause any undue impacts upon residential amenity, with the proposed development providing an improved standard of amenity for future occupiers as a result of larger rear garden space.
- 15.4 The amendments would work with the site levels more successfully reducing the level of retaining works needed within rear gardens.
- 15.5 There are no objections from the statutory consultees in relation to the proposals.
- 15.6 Overall the amendments are of an acceptable scale which does not conflict with the principles established upon the original planning consent.
- 15.7 The proposal therefore complies with relevant development plan policies as well as those contained within the NPPF and is considered acceptable when taking into account other material planning considerations.

RECOMMENDATION

Grant planning permission subject to the prior signing of a Section 106 Legal Agreement and the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans/details:
 - Site Location plan Drawing No. SO 101
 - Proposed Site Layout Drawing No. SO 101
 - Proposed sections Drawing No. SO 103 Rev A
 - Proposed Landscape Works Drawing No. PR/210404/GA/01 Rev F
 - House Type C Comparison Drawing No. P012
 - House Type D Drawing No. P013 Revision D
 - House Type E Comparison Drawing No. P014
 - House Type F Comparison Drawing No. P015
 - Project Schedule of Materials Sheet Ref Project no. 604

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policies and relevant national Planning Guidance.

2. The development hereby approved shall be undertaken in accordance with the materials detailed on the approved plans and submitted materials schedule, as submitted under application 23/00071/PLCOND.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

3. No work shall take place in respect to the construction of the approved highway, as indicated on the approved site plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:-
 1. Phasing plan of highway works.
 2. Surface and drainage details of all carriageways and footways.
 3. Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase.

4. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas.
5. Details of carriageway markings and signage.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan and the development shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

4. Prior to the commencement of the development hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

5. The car parking spaces to serve the development hereby approved (Proposed Site Layout Drawing No. SO 101) shall be laid out as shown on the approved site plan prior to the first occupation of that development and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

6. Prior to the first occupation of the development hereby approved an electric vehicle charging design shall be approved in writing by the Local Planning Authority which complies to the requirements listed below:-

The specification of the charging points installed shall:

- i) be designed and installed in accordance with the appropriate parts of BS EN 61851 (or any subsequent replacement standard in effect at the date of the installation);
- ii) have a minimum rated output of 7 kW, measured or calculated at a nominal supply voltage of 230VAC;
- iii) be fitted with a universal socket (known as an untethered electric vehicle charge point);
- iv) be fitted with a charging equipment status indicator using lights, LEDs or display;
- v) a minimum of Mode 3 or equivalent.

Reason: In the interest of sustainability to encourage electric vehicle ownership in the interests of air quality.

7. The development shall not commence until details of a lighting scheme to provide street lighting (to an adoptable standard), to the private carriageways/driveways off the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how the lighting will be funded for both electricity supply and future maintenance. The approved works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development.

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety and personal safety in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

8. Prior to commencement of construction work on the site, an Approval in Principle must be obtained for the proposed retaining wall shown on the approved plan and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Reason: To ensure the structural integrity of the access road in the in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

9. A clear view shall be provided on the footway from the private driveways. Its area shall measure 2.4 metres along the edge of the site access and 2 metres along the footway. It must be kept clear of anything higher than 1000mm above the access, on land which you control

Reason: To secure the provision of satisfactory access to the site and in the interests of road safety and personal safety in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

10. The development shall be undertaken in full accordance with approved Reasonable Avoidance Measures Statement prepared Rachel Hacking Ecology report Rev A submitted January 2023 as submitted and approved under discharge of conditions application ref 22/00101/PLCOND. The reasonable avoidance measures should be applied throughout construction at the site.

Reason: To ensure that adequate mitigation measures are put in place to prevent harm to protected species in accordance with UDP policy N7 Protected species.

Reason: To ensure that adequate mitigation measures are put in place to prevent harm to protected species in accordance with UDP policy N7 Protected species.

11. The development hereby approved shall be undertaken in accordance with the soft landscaping details shown on Proposed Landscape Works Drawing No. PR/210404/GA/01 Rev F and the information submitted and approved under discharge of conditions application ref 22/00101/PLCOND

Reason: In the interests of the visual amenities of the locality, in accordance with policy H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of five years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

13. Notwithstanding any description of boundary treatments and materials listed in the application or detailed on the approved plans, no works shall be undertaken to any rear or side boundary treatments or bin stores serving plots 1-8 until full details have been provided in writing to the Local Planning Authority. The details shall include specification of all materials, cross-sections and elevation drawing. The approved details shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality, in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

14. The development hereby approved shall be undertaken in accordance with the landscape and ecological management report (Rachel Hacking Ecology Rev A) submitted and approved under the discharge of conditions application ref 22/00101/PLCOND. The approved management and maintenance arrangements shall be undertaken throughout the life of the development.

Reason: In the interests of visual amenity and environmental quality of the site in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character, C1: Townscape and Urban Form and policy N7: Protected Species.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property in accordance with polices H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

16. Piling / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods shall not be carried out until detailed methodology has been submitted and the written consent of the Local Planning Authority issued. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the amenities of the occupiers of nearby dwellings.

17. Dust suppression equipment in the form of sprinklers or water bowsers shall be employed at the site at all times. During periods of hot or dry weather water suppression shall be undertaken at regular intervals to prevent any migration of dust from the site. All surface water run off associated with the equipment shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway at any time.

Reason: In the interests of air quality and local residential amenity.

18. The details of an emergency telephone contact number for the site manager shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason: In the interests of local residential amenity.