

Application Number 17/00368/OUT

Proposal	Erection of 10 dwellings in a terraced layout, comprising 6 x 3 bed dwellings and 4 x 4 bed dwellings. The matters of access, appearance, layout and scale of the development are to be determined at this stage. The matter of landscaping is for consideration at the reserved matters stage.
Site	Land at junction Of St Marys Road and Talbot Road, Hyde
Applicant	Ashton Alban (Central) Ltd
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks outline planning permission for the erection of 10 dwellings in a terraced layout, comprising 6 x 3 bed dwellings and 4 x 4 bed dwellings. The matters of access, appearance, layout and scale of the development are to be determined at this stage. The matter of landscaping is for consideration at the reserved matters stage.
- 1.2 The application has been amended following concerns regarding the layout of the access arrangements in the original submission. The proposals now include an access road which would connect to both St. Mary's Road on the western boundary of the site, with 4 properties facing out on to that boundary and 6 dwellings facing the southern boundary with Talbot Road.

2. SITE AND SURROUNDINGS

- 2.1 The application site is an area of open space, bound by St. Mary's road to the north and west and Talbot Road to the south. A terrace of properties (90-100 St. Mary's Road) face the site to the north east, with the side elevations of the properties on Talbot Road adjacent to the south eastern corner of the site. The boundary with Talbot Road is demarcated by a stone wall, fencing and hedgerow planting run along the eastern boundary. The northern and western boundaries to the site are open. Ground levels on the site are relatively flat.

3. PLANNING HISTORY

- 3.1 None relevant to the determination of this planning application.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities

4.2 **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.

4.3 **Tameside Unitary Development Plan (UDP)**

Unallocated
Within Settlement Boundary

4.4 **Part 1 Policies**

1.3: Creating a Cleaner and Greener Environment.
1.4: Providing More Choice and Quality Homes.
1.5: Following the Principles of Sustainable Development
1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 **Part 2 Policies**

H2: Unallocated Sites.
H7: Mixed Use and Density.
H10 Detailed Design of Housing Developments
OL4 Protected Green Space
OL10: Landscape Quality and Character
T1: Highway Improvement and Traffic Management.
T11: Travel Plans.
C1: Townscape and Urban Form
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N7: Protected Species
MW11: Contaminated Land.
U3: Water Services for Developments

4.6 **Other Policies**

Greater Manchester Spatial Framework – Publication Draft October 2016
The Greater Manchester Joint Waste Development Plan Document April 2012
The Greater Manchester Joint Minerals Development Plan Document April 2013
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007.

5. **PUBLICITY CARRIED OUT**

5.1 Neighbour notification letters were issued 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.

6. **RESPONSES FROM CONSULTEES**

6.1 Local Highway Authority – no objections to the amended proposals subject to a number of conditions relating to the final details of the parking layout, the provision of pedestrian

visibility splays, the management of traffic during the construction process and details of the levels of the proposed access arrangements.

- 6.2 Borough Environmental Health Officer – no objections to the principle of development, subject to conditions requiring an assessment to be undertaken measuring the impact of the noise generated by the industrial uses operating on the opposite side of Talbot Road, ensuring that any necessary mitigation measures are incorporated into the specification of the proposed buildings (e.g. acoustic fencing, triple glazing), a restriction on the hours of construction and details of refuse storage being submitted and approved.
- 6.3 Borough Contaminated Land Officer: recommends that a standard contaminated land condition is attached to any planning approval granted for development at the site, requiring the submission and approval of an assessment into potential sources of contamination and a remediation strategy.
- 6.4 Borough Tree Officer – the outline proposals are broadly acceptable. The Arboricultural Impact Assessment submitted with the application identifies two significant trees on the site. The Ash Tree is to be retained, with the Lime tree to be removed to secure adequate visibility splays from the access road into the development. Adequate protection of the Ash tree will need to be installed during the construction process and mature planting introduced to compensate for the loss of the Lime tree.
- 6.5 Transport for Greater Manchester - there is an existing bus stop outside the site frontage on Talbot Road, however the proposed Site Plan demonstrates that vehicle access to the dwellings will be achieved from St Mary's Road. As such the existing bus stop on Talbot Road should be unaffected by the development.
- 6.6 It may be beneficial to raise this with the applicant and confirm that the Bus stop will need to remain in its current location. Therefore, if the development affects the bus stop, the applicant will need to contact the TfGM Route Equipment team. Any temporary bus stop closures during construction works are dealt with by the Bus Station Operations team. It is suggested that a pedestrian link be incorporated into the scheme from the new road providing access to Talbot Road, (if not already included within the proposals).
- 6.7 United Utilities – no objection subject to the details of a sustainable drainage system to serve the development and a requirement that foul and surface water are drained from the site through separate infrastructure being secured by condition.
- 6.8 Greater Manchester Police (Architectural Liaison Officer) - no objections to the proposals, subject to conditions requiring the development to be built to Secured by Design standards, the management of the open space in the north eastern corner and details associated with the boundary treatments within the development.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 4 letters of objection has been received raising the following concerns:
- The land has been open space since the development of the wider estate and is of amenity value as recreation space.
 - The proposal will result in additional traffic which would make the existing congestion in the area worse, particularly given that the site is within close proximity to the primary school.
 - The construction process would result in further disruption for local residents in terms of space for parking.
 - The additional traffic will cause further delays at the Talbot Road/ Ashton road junction, where queuing for 15 minutes is not uncommon at peak times.
 - Trees have been removed from the site without permission.

- There is no capacity at local schools for the additional children that would result from the population of the proposed development.
- The proposed dwellings would be built in brick which would be incongruous with the adjacent stone built properties.
- The development would result in the fencing off of the public footpath on the edge of the site, creating a dark, secluded pathway next to neighbouring properties. This design could attract anti-social behaviour.
- The proposals include dwellings with development on 3 floors, resulting in tall buildings which would result in overlooking and a loss of light, harming the residential amenity of neighbouring properties.

8. ANALYSIS

8.1 The main issues to be assessed in the determination of this planning application are:

- 1) The principle of development
- 2) The impact upon the residential amenity of neighbouring properties
- 3) The impact of the design and scale of the development on the character of the site and the surrounding area
- 4) The impact on highway safety,
- 5) The impact on trees

9. PRINCIPLE OF DEVELOPMENT

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 determine 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 set 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 and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.

9.2 Policy (OL4) seeks to retain areas of protected green space, including not only designated spaces (this site is not designated in this regard) but also 'areas of land in similar use but which are too small to be shown as Protected Green Spaces on the Proposals Map'.

9.3 Criterion (d) of the policy states that an exception to the policy requirement to retain green space can be made where the retention of a site or facilities for sport or recreational use is not necessary and the site has no special significance to the interests of sport and recreation. Tameside has recently produced a Playing Pitch Strategy and Action Plan report which does not identify the application site as being necessary to deliver the Council's aspirations to develop leisure space in the long term (next 6 years+).

9.4 There are a number of protected areas of open space within 10 minutes walking distance of the proposed development sites, which is the recommended walking distance threshold for Tameside. These include open space on Bluebell Close (approximately 320 metres to the east), playing fields adjacent to the corner of the B6170 and Talbot Road (approximately 640 metre to the west) and the extensive open space on Newton Moor, which includes informal open space as well as a recreation ground with space for 4 football pitches (approximately 650 metres to the north).

- 9.5 Paragraph 77 of the NPPF states that Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used where the following criteria apply:
- Where the green space is in reasonably close proximity to the community it serves;
 - Where the green space is demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
 - Where the green area is local in character and does not apply to an extensive tract of land.'
- 9.6 Whilst the land would comply with criterion 1 and 3, it is considered that the land does not hold the value required by criterion 2. The site is not designated as a site of ecological or historic significance (either nationally or locally.) Whilst there are trees that are considered to be worthy of retention of the site, these can be retained alongside the proposed development. Objections received from residents include reference to the amenity value of the land to the surrounding residential properties.
- 9.7 However, the site is bound on 3 sides by the highway and is open to the highway on 2 sides. Within this context, it is considered that the site does not have significance as a tranquil location or a site that includes features of biodiversity value that could not be mitigated at the same time as development occurring on the land. Given the requirement of the NPPF to boost significantly the supply of housing, it is considered that the benefit of housing delivery would outweigh the amenity value of the land as public open space, given the alternative areas available within the locality and the consideration that the land would not achieve all of the criteria set out in the NPPF to be worthy of protection.
- 9.8 The proposal is therefore considered to be acceptable in principle, subject to all other material considerations being satisfied.

10. RESIDENTIAL AMENITY

- 10.1 In the amended proposals, the rear elevations of the northern most pair of dwellings would be approximately 21 metres from the corresponding front elevations of the properties at 90-100 St. Mary's Road. Given that these properties would not have dormer windows on the rear roofplane (rooflights are proposed which could be conditioned to be 1.7 metres above ground floor level to prevent unreasonable overlooking), this separation distance is considered to meet the requirement of the adopted Residential Design Guide (RDG) and would prevent unreasonable overlooking of those properties. Due to the staggered layout of the plots that would face St. Mary's Road, the pair of semi-detached properties immediately north of the internal access road would be approximately 27.3 metres from the front elevations of the properties that face the eastern boundary of the site, exceeding the required distances in respect of overlooking between 3 storey and 2 storey development as set out in the RDG
- 10.2 The proposed dwellings would be set at oblique angles to the closest properties to the north west of the site on Harbour Farm Road. Given the nature of the relationship, the separation distance to be retained and the fact that the highway intersects the separation distance, it is considered that the proposals would not have an adverse impact on the residential amenity of those properties.
- 10.3 The neighbouring property adjacent to the south eastern corner of the site has a high level window at first floor level and a doorway at ground floor level. Given that there would be no first floor windows in the corresponding gable elevation of the plot in the south eastern corner of the development, the proposals would not have any unreasonable impact on the

residential amenity of that neighbouring property, in terms of either overlooking or overshadowing.

- 10.4 Given the oblique relationships between the neighbouring plots facing the north western corner of the site and the proposed dwellings that would front out on to St. Mary's Road, it is considered that the separation distances to be retained would avoid any unreasonable overlooking or overshadowing of those properties.
- 10.5 The proposed layout would preserve the residential amenity of the future occupiers of the dwellings given that the only window in any of the gable elevations would be at ground floor and would be secondary windows to kitchen/diners.
- 10.6 In terms of the living conditions of the occupants of the proposed development, the Environmental Health Officer has requested that a condition be added to any planning permission granted to ensure that the noise levels generated by the commercial uses to the south of the site are factored in to the construction specification of the proposed dwellings. Given that Talbot Road separates the site from the adjacent commercial uses, it is considered that the impact of the noise levels generated by those units would not be severely adverse and could be reduced through the installation of measures such as acoustic fencing if necessary based on the outcome of the noise assessment. The exact details of any necessary mitigation measures can be secured by condition.

11. CHARACTER OF THE SURROUNDING AREA

- 11.1 The scheme has been amended to improve the layout of the proposed development. The original submission proposed a row of properties facing an access road along the eastern boundary of the site, with the rear gardens of those plots extending westwards. The result of that layout was a largely inactive frontage on the northern and southern boundaries of the site and an entirely inactive frontage to the western boundary. As there is a footpath which runs immediately adjacent along the northern and western boundaries, this layout would have presented an enclosed environment to users of the footway, with the need to provide security to the plots necessitating some element of boundary fencing, even if some soft landscaping was also provided.
- 11.2 To address these concerns, the scheme has been amended and now presents 6 properties (arranged in 3 pairs of semi-detached dwellings), providing an active frontage to Talbot Road on the southern boundary and 4 properties (2 pairs of semi-detached dwellings) facing St. Mary's Road on the western boundary of the site. This has resulted in an outward facing development which would avoid the need for the long boundaries and inactive frontages that was the result of the original proposal. The amended layout would not result in enclosure of the footway along the eastern boundary of the site to an extent that would be harmful, given that this route is overlooked by the existing properties which overlook that boundary and the area around the turning head in the central part of the site could remain open as opposed to having a definite means of enclosure (an issue to be resolved at the reserved matters stage).
- 11.3 The design of the elevations of the proposed dwellings has also been amended and would reflect the relatively simply design of the surrounding properties and the rear dormers to be included on 8 of the plots would be modest in size and would respect the proportions of the host properties. Whilst the properties that front Talbot Road immediately adjacent to the south eastern corner of the site are constructed from stone, the majority of the dwellings that surround the application site are of brick construction and it is therefore considered that the proposed brick built dwellings would not have an adverse impact on the character of the surrounding area.

- 11.4 Following this assessment, it is considered that the amended proposals would not have an adverse impact on the character and appearance of the surrounding area and would respect positive urban design principles by presenting active frontages to the most exposed boundaries of the site.

12. HIGHWAY SAFETY

- 12.1 The Local Highway Authority has not raised any objections to the revised proposals. The proposed access to St. Mary's Road is considered to provide adequate visibility splays, subject to the removal of the existing lime tree (discussed in detail below) and the plans indicate that the access road would be of sufficient width to allow cars to pass each other. Driveways of 5.5 metres in length are also to be provided and there would be sufficient space for 2 car parking spaces for each property.
- 12.2 Conditions requiring the laying out of the approved parking spaces prior to the occupation of the development, the provision of pedestrian visibility splays, details of the levels and construction material of the proposed access road and the provision of a construction environment management plan can all be secured by condition.

13. TREES

- 13.1 An Arboricultural Impact Assessment has been submitted with the planning application. The two trees on the site (an Ash tree on the southern boundary and a Lime Tree on the western boundary) are assessed as being Category B (Moderate Quality). In the revised layout, the parking area associated with the eastern-most plot on the Talbot Road frontage would be located to the rear of the dwelling. As a result, only the corner of one of the frontage units falls within the Root Protection Area (RPA) of the Ash tree and this impact can be mitigated through a 'no-dig' construction method, the details of which are included within Section 7 of the Arboricultural Impact assessment. Compliance with these measures can be secured by condition.
- 13.2 The revised proposals would result in the removal of the lime tree on the western boundary to allow adequate visibility splays to be achieved in a southerly direction from the proposed access. The Tree Officer is content with this, subject to additional tree planting being secured in other parts of the site as mitigation. The location of additional tree planting is shown in the area of open space to be retained in the north eastern corner of the site. A condition can be attached at this outline stage requiring the details of the number, species and exact position of these additional trees to be submitted at the reserved matter stage, when the details of the landscaping of the development are to be determined.
- 13.3 Objectors have referred to the removal of other trees on the site. The site is not within a Conservation Area and none of the trees are the subject of Tree Preservation Orders, with no planning conditions currently in place requiring their retention and therefore removal of trees from the site up to this point is not a breach of planning control.
- 13.4 The timing of the removal of trees/shrubs can be restricted to ensure that no works are undertaken to vegetation during the bat and bird breeding seasons.

14. OTHER MATTERS

- 14.1 The Police Architecture Liaison officer at Greater Manchester Police has raised no objections to the proposals, subject to conditions requiring the development to be built to Secured by Design standards, the management of the open space in the north eastern corner and details associated with the boundary treatments within the development. It is

considered reasonable to condition the submission of a Crime Impact Statement detailing the measures to be employed within the development to reduce the risk of crime and also a requirement to submit and management plan as part of the landscaping details to be secured at the reserved matters stage.

- 14.2 In relation to drainage, the applicant has indicated that foul and surface water would be drained from the site via the mains sewerage network. United Utilities has not raised any objection to the proposals, subject to conditions requiring separate systems for disposal of surface and foul water and the implementation of a sustainable surface water drainage strategy for the development. Given the number of units proposed, it is considered that alternatives to draining all of the surface water through the mains network should be investigated and as such this condition is considered to be reasonable and would necessitate the separation of the mechanisms for draining foul and surface water from the site.
- 14.3 In accordance with the Written Ministerial Statement (WMS) of 28 November 2014, no tariff based contributions are to be sought in relation to open space or education provision, as the proposal would not exceed 10 dwellings and the gross internal area of the units would not exceed 1000 square metres. Whilst the concerns raised during the consultation period regarding the capacity of local schools are noted, the WMS is a material planning consideration, forming part of the Planning Practice Guidance and given the need to boost the supply of housing in sustainable locations (such as this site which is within walking distance of a regular bus service, primary school and areas of public open space), as required by Section 6 of the NPPF, it is considered that financial contributions are not necessary to make the scheme acceptable in planning terms.
- 14.4 The Borough Contaminated Land Officer has not raised any objections to the proposals. A condition requiring this additional work to be undertaken and that any necessary mitigation measures are agreed and implemented prior to the commencement of development is considered to be reasonable and can be added to the decision notice.
- 14.5 There would be sufficient space within each of the plots to provide adequate refuse storage, the exact details of this provision can be secured by condition.

15. CONCLUSION

- 15.1 The proposal would result in the development of land that is currently public open space in a residential area. However, the land is not designated as Protected Green Space and there are areas of public open space within walking distance of the site, including the extensive informal space and formal play space on Newton Moor. It is also considered that the open space does not have a character, historic or biodiversity value that would outweigh the benefits of providing additional housing in the Borough. The amended scheme has improved the layout of the proposals and the impact of the development on the character of the site and the surrounding area. The impact of the loss of the 2 trees of amenity value can be adequately mitigated and the proposed development would not result in an adverse impact on highway safety or the residential amenity of neighbouring properties.
- 15.2 The amended scheme is therefore considered to comply with the national and local planning policies above, subject to the imposition of conditions.

16. RECOMMENDATION

16.1 Grant planning outline permission, subject to the following conditions:

1. 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.
2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the landscaping of the development.
3. The development hereby approved shall be carried out in accordance with the following approved plans: House Type A plans and elevations (drawing no. RG206/PL02 Rev. B), House Type B plans and elevations (drawing no. RG206/PL03 Rev. A), proposed site plan (drawing no. RG206/PL01 Rev. E)
4. The landscaping scheme to be submitted as a reserved matters application shall include details of the number, species and location of trees to be planted, their size on planting and details of the means of protection. The scheme shall include planting of mature specimens in north eastern corner of the site and a management plan for that area.
5. No development shall commence until tree protection measures to meet the requirements of BS5837:2012 have been installed around the Ash Tree on the southern boundary of the site, in accordance with the details contained within the Arboricultural Impact Assessment produced by treeplan, submitted with the planning application. The method of construction detailed in paragraph 7.5 of the report shall be employed within the Root Protection Area of the Ash tree, as identified on the Tree Protection Plan at Appendix 5 of the report. These measures shall remain in place throughout the duration of the construction phase of the development.
6. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
7. The car parking spaces to serve the development hereby approved shall be laid out as shown on approved the approved proposed site plan (drawing no. RG206/PL01 Rev. E), prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
8. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.
9. No development shall commence until a Crime Impact Statement to been submitted to and approved in writing by the Local Planning Authority. The statement shall indicate how the design of the development meets the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

10. During demolition/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.

11. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Wheel wash facilities for construction vehicles;
Arrangements for temporary construction access;
Contractor and construction worker car parking;
Turning facilities during the remediation and construction phases;
Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

12. None of the dwellings hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.

13. 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 be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems unless otherwise agreed in writing and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The development shall be completed in accordance with the approved details.

14. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

15. Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of the site access where it meets the footway. The visibility splays 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 ground level. The visibility splays shall be retained as such thereafter.

16. No development, other than site clearance and site compound set up, shall commence until such time as 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 (including controlled waters) 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.

Reasons for conditions

1. Required to be imposed by Section 92 (as amended) of the Town and Country Planning Act 1990.
2. The application is for outline approval only.
3. For the avoidance of doubt.
4. To ensure appropriate landscaping of the site, to preserve the character of the surrounding area.
5. To ensure adequate protection of the tree to be retained on the site as part of the development.
6. To ensure that the boundary treatments and hard landscaping to be installed preserve the character of the surrounding area.
7. To ensure adequate car parking provision is made for the development.
8. To ensure that materials and surface water are not displaced onto the adopted highway, which would present a highway safety hazard.
9. To ensure that the development is designed to minimise opportunities for crime.
10. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.
11. To ensure that the impact of the construction phase of the development would be contained within the site and would not have a detrimental impact on highway safety or the residential amenity of neighbouring properties.
12. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.
13. To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with the National Planning Policy Framework.

14. In order to prevent any habitat disturbance to nesting birds in accordance with the National Planning Policy Framework.
15. To ensure that the development maintains highway safety.
16. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.