

Application Number 18/00528/FUL

Proposal Erection of 10 dwellings with associated access arrangements and parking

Site Former site of Christ Church, Quarry Street, Stalybridge

Applicant Paul Cook Developments (Whitehaven Ltd)

Recommendation Approve, subject to conditions.

Reason for report A Speakers Panel decision is required as the proposal constitutes major development.

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for the erection of 10 dwellinghouses on the site. It is proposed to take the vehicular access from Quarry Street. The scheme has been amended to revise the layout of the units in order to address concerns regarding coal mining legacy issues on the site and how the development responds to the ground level changes on the land.
- 1.2 In the revised scheme, a pair of semi-detached units would be positioned on either side of the access road, fronting on to Quarry Street. Two pairs of semi-detached units would provide a terminating vista to the internal access road, with another pair of units fronting onto the road running through the spine of the site.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located on the eastern side of Quarry Street, near its junction with High Street, Stalybridge. The site is immediately south of Trinity School. The site, measuring 0.21 hectares, is largely overgrown with shrubs. The treatment on the boundary of the site with the school to the north is a stone retaining wall. The land levels within the site rise in an easterly direction and there is a considerable level difference between Trinity School to the north and land levels on the site. The land has been vacant for some time and previously contained the Christ Church.

3. PLANNING HISTORY

- 3.1 10/00929/FUL - Extend time limit for implementation of extant planning permission ref. 07/01222/FUL - approved
- 3.2 07/01222/FUL - Erection of 16 no. three bed houses and 1no. three bed maisonette and associated car parking and landscaping - approved

4. RELEVANT PLANNING POLICY

- 4.1 **Tameside Unitary Development Plan (UDP) Allocation**
The site is not allocated and is located within the settlement of Stalybridge.

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

Part 2 Policies

H2: Unallocated sites
H4: Type, size and affordability of dwellings
H5: Open Space Provision
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
T10: Parking
C1: Townscape and Urban Form
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N7: Protected Species
MW11: Contaminated Land
MW12: Control of pollution
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency

4.2 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.3 National Planning Policy Framework (NPPF)

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting safe and healthy communities
Section 12: Achieving well designed places

4.4 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. 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.

6. RESPONSES FROM CONSULTÉES

- 6.1 Local Highway Authority – no objections to the revised proposals, subject to a number of conditions.
- 6.2 Borough Environmental Health Officer – no objection subject to the imposition of conditions limiting the hours of work during the construction phase of the development and requiring

the submitted bin storage arrangements to be implemented prior to the occupation of the dwellings.

- 6.3 Borough Tree Officer – no objections to the proposals. The trees to be removed include self-seeded specimens and are considered to be of low amenity value. A condition should be attached to the planning permission requiring a soft landscaping scheme to be implemented to ensure that appropriate mitigation is secured.
- 6.4 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.
- 6.5 Greater Manchester Archaeological Advisory Service (GMAAS) – no objections to the proposals and no conditions considered to be necessary.
- 6.6 Coal Authority – following revisions to the layout and the submission of additional information regarding the mine shafts in the eastern portion of the site, no objections to the proposals subject to an intrusive site investigation into the implications of coal mining legacy on the development of the land and any necessary remediation being secured by condition.
- 6.7 United Utilities - no objection to the proposals, subject to the imposition of conditions requiring surface and foul water to be drained from the site via separate mechanisms and the submission of a surface water drainage strategy.
- 6.8 Greater Manchester Ecology Unit (GMEU) – no objection to the proposals subject to conditions limiting the timing of works to/ removal of trees, shrubs and brambles to outside of the bird nesting season. An assessment into the potential for bat activity within the vicinity of the trees to be lost should also be undertaken and details of how invasive species are to be managed (if they exist on site) should be secured.
- 6.9 Greater Manchester Archaeological Advisory Service (GMAAS) - no objections to the proposals and no conditions considered necessary.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 2 letters of objection have been received, 1 from a neighbouring resident and 1 from the headmaster of Trinity School, which raise the following concerns:
 - concerns regarding the impact of the additional traffic generated by the proposals on pedestrian and highway safety, given the close proximity of the drop off and pick up areas associated with the adjacent primary school.
 - concerns regarding the structural stability of the stone retaining wall on the northern boundary of the site. An assessment of the integrity of the wall should be undertaken to ascertain whether the proposed development would result in damage to the wall, which could result in serious health and safety consequences.

8. ANALYSIS

- 8.1 The key issues to be assessed in the determination of this planning application are:
 - 1) The principle of development
 - 2) The impact on the residential amenity of neighbouring properties
 - 3) The impact on the character of the site and the surrounding area
 - 4) The impact on highway safety

5) The impact on trees and ecology.

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 212 - 217 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies.
- 9.2 Paragraph 213 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 Section 5 of the NPPF requires Local Planning Authorities to support the delivery of a wide choice of quality homes in sustainable locations.
- 9.3 Policy OL4 of the UDP 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'. This is immediately to the south and west of an area of protected open space but is not itself covered by the designation.
- 9.4 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+).
- 9.5 The grounds of Gorse Hall, with publically accessible walking routes and trim trail, extend to the south east of the site, accessed via Gorse Hall Drive. This facility forms an extensive area of protected open space, within close walking distance of the site.
- 9.6 Paragraph 100 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 (including as a playing field), 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.
- 9.7 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 land itself is not designated as a site of ecological or historic significance (either nationally or locally). GMEU have not objected to the application in relation to the impact on ecology and the trees to be lost are considered not to be of high amenity value. A replacement soft landscaping scheme can be secured by condition.
- 9.8 The land is situated in a sustainable location, close to regular bus services between Ashton and Hyde, which run along High Street, with bus stops adjacent to the Quarry Street junction. The site is also within reasonable walking distance of a foodstore and the shops

and services in Stalybridge town centre, where regular rail services provide an alternative mode of transport to the private car. On that basis, it is considered that the value of the land in amenity terms would not outweigh the benefit of boosting the supply of housing in the Borough.

10. RESIDENTIAL AMENITY

- 10.1 The revised layout would result in 4 dwellings fronting on to Quarry Street and 4 properties at the eastern end of the development, with a pair of semi-detached units backing on to the northern boundary of the site. Whilst land levels drop steeply downwards beyond the northern boundary, the adjacent use is a school and therefore the dwellings backing on to that boundary would not result in an adverse impact on the residential amenity of any neighbouring properties.
- 10.2 The land to the east of the site is open and undeveloped and the properties at units 7-10 would retain an oblique relationship with the neighbouring properties to the north east of the site and the gable elevation of unit 7 would be blank. The proposals would therefore not result in an adverse impact on the residential amenity of those neighbouring properties through unreasonable overlooking or overshadowing.
- 10.3 The proposed dwellings at plots 5 and 6 would be set off the southern boundary of the site by the width of the access road, footway and the embankment on the southern edge of the site and the gable elevations of plots 4 and 10 of the development would also be blank. Given these factors, it is considered that the orientation and design of the dwellings would not prejudice any future development of the land to the south of the site.
- 10.4 The properties fronting onto Quarry Street would not result in unreasonable overlooking of any of the neighbouring properties on the opposite side of the highway due to the orientation of those neighbouring units and the height of the boundary fencing running along the corresponding boundary.
- 10.5 In relation to the impact on the amenity of the future occupants of the development, the scheme has been amended to increase the separation distance between the rear elevations of units 1 and 2 and the corresponding gable elevation of unit 5. This separation distance (17 metres) would account for the approximately 2.5 metre difference in height between the ground level on the respective plots and exceeds the minimum requirements of the Residential Design Guide (RDG) where a blank elevation faces an elevation with habitable room windows.
- 10.6 In relation to the national space standards, the internal floorspace of the dwellings would be approximately 86 square metres. This would exceed the minimum internal space required by the standards for 3 bedroomed, 2 storey properties. The scheme has been amended to ensure that all of the bedrooms achieve the required standards.
- 10.7 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the residential amenity of any of the neighbouring properties or the future occupants of the development.

11. CHARACTER OF THE SITE AND SURROUNDING AREA

- 11.1 The proposal would involve the erection of 10 dwellings on a site area of 0.16 hectares, which equates to approximately 63 dwellings per hectare. Given the short terraced pattern of development to the north east, on Hob Hill and the relatively small separation distances between the dwellings on the western side of Quarry Street, it is considered that the density of development would not be detrimental to the character of the surrounding area.

- 11.2 The proposed layout would result in active frontages to Quarry Street and the revised layout would also provide a terminating vista to the internal access road. The pair of semi-detached units behind the frontage units would provide an active frontage to the internal access road. Parking associated with the 4 properties on the frontage and at the eastern end of the development would be positioned to the front of the dwellings, which is not ideal from a design perspective.
- 11.3 However, the fact that some soft landscaping could be incorporated at the edges of the spaces at the eastern end and that the corners on either side of the access road into the development could also be soft landscaped would ensure that this element of the scheme that would not result in harm that would outweigh the benefits of the provision of additional housing in a sustainable location. Details of the soft landscaping as well as all boundary treatments can be secured by condition to ensure that these elements of the scheme are of sufficient quality to avoid an overly engineered appearance to the layout.
- 11.4 In terms of scale, all of the dwellings would be two storeys in height, reflecting the predominant scale of buildings in the surrounding area and the height of residential development on the western side of Quarry Street. The scheme has been amended to reduce the ground floor level of units 5 and 6 a metre below their original position (through further regarding of the existing ground levels).
- 11.5 This amendment ensures that the ridge height of the frontage units would be level with the eaves height of the units 5 and 6 to the rear. The element of the roof of unit 5 that would be visible from Quarry Street would be set a substantial distance back from the highway (17 metres behind the rear elevation of the frontage units) and would be angled to hip away from the Quarry Street boundary. Given these factors, it is considered that the amended proposals would respond positively to the changes in land levels on the site.
- 11.6 In relation to the design of the dwellings, the units would all be arranged in semi-detached pairs, with gable elevations the front and rear and a valley between the pitched roofs running along the centre point of each pair. Whilst this design is not typical of existing residential development in the surrounding area, the development would be viewed as separate from these existing properties and within the context of the immediately adjacent school building. Given this situation and the fact that the building would retain a relatively plain and regular form, the design of the dwellings is considered not to be detrimental to the character of the surrounding area.
- 11.7 Following the above assessment, it is considered that the proposals would not result in an adverse impact upon the character of the area.

12. HIGHWAY SAFETY

- 12.1 The properties fronting onto Quarry Street would be served by independent access arrangements, with driveways at the front of the plots connecting directly to the highway. The other 6 units would be accessed via a new internal access road, the front portion of which would be constructed to an adoptable standard, the rear portion would be a private road. In order to accommodate the change in levels on the site, the revised access road would be constructed on a gradient of 1 in 24 for the adopted section, levelling off in the rear portion of the site. It is considered that adequate visibility splays could be achieved from the junction between the proposed access road and Quarry Street, in order to maintain highway safety.
- 12.2 The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. Requiring the submission of a condition survey of the highway is considered not to be necessary as this relates to matters that can be controlled by the

Local Highway Authority under legislation separate from the planning system. Given the change in levels on the site and the gradient of the proposed access arrangements, it is considered necessary to condition further details of the construction of the proposed access road and footways to serve the development.

- 12.3 Conditions requiring the submission and approval of a construction environment management plan and that the driveways are constructed from a bound material and on a level to prevent displacement of surface water and materials into the highway are considered to be reasonable and can be attached to the decision notice.
- 12.4 The plans indicate that 2 on plot car parking spaces would be provided for 8 of dwellings, with 1 space to be provided in front of units 2 and 3, located on either side of the access road. Overall provision therefore falls slightly below the 2 spaces per dwelling recommended as the maximum standard for 3 bedroom units in this location in the RDG. However, the site is located within walking distance of the services and facilities in Stalybridge town centre and regular public transport services which operate to and from Manchester and Ashton. The application of maximum parking standards is no longer compatible with national planning policy. Given the combination of these factors, it is considered that the proposed deficit in parking in relation to the RDG maximum standard would not result in severe harm to highway safety.
- 12.5 The concerns expressed by the objector in relation to the pressure for parking associated with the adjacent school are noted. However, it is considered that the development would not be overly reliant on on-street parking and a section of Quarry Street to the north of the site runs adjacent to the school site. Parking on this section of the highway is not restricted and would be unaffected by the proposals. Given this situation, in accordance with the guidance contained within paragraph 109 of the NPPF, it is considered that planning permission should not be refused on highway safety grounds.

13. TREES & ECOLOGY

- 13.1 In relation to the impact of the development on trees, the plans indicate that a number of trees adjacent to the southern boundary of the site would be removed to make way for the development. The Borough Tree Officer has not raised any objections to the proposals, stating that the trees are considered not to be of significant amenity value.
- 13.2 Details of the species mix and the location and number of specimens to be planted in a proposed landscaping scheme, along with management and maintenance arrangements, can be secured by condition.
- 13.3 In relation to ecology, GMEU has not raised any objections to the proposals, although the issue of the loss of some more mature trees on the southern boundary of the site is raised in terms of their potential ecological value. A condition limiting the timing of tree/vegetation removal on the site to outside of the bird breeding season is recommended by GMEU to ensure that there would be no adverse impact on protected species. This condition is considered to be reasonable and is attached to the recommendation.
- 13.4 The trees to be removed are not protected, the site is not located in a Conservation Area and that the Tree Officer considers that they are not worthy of protection from an amenity perspective. Any conditions on the planning permission can only be reasonable and enforceable if they relate to development within the red line site area, unless off site works are required prior to the commencement of development. Conditions cannot be used to prevent something happening prior to the commencement of development. The plans indicate that the trees to be removed are on the southern side of the retaining wall (this was corroborated by the case officer on visiting the site) and therefore fall outside of the site area.

- 13.5 Given this situation and the fact that the removal of trees does not constitute development, it is considered that an informative advising the application of their responsibilities under legislation protecting certain species can be attached to any planning permission granted, but that a condition requiring survey work to be undertaken prior to the removal of these trees would not meet the necessary tests. In addition to the soft landscaping scheme, a condition requiring biodiversity enhancements to be secured as part of the development can also be imposed to mitigate the impact of the proposed tree removal.
- 13.6 Following the above assessment, it is considered that the proposals would not result in an adverse impact on ecology and that the loss of trees can be adequately compensated for, subject to the imposition of conditions.

14. OTHER MATTERS

- 14.1 In relation to flood risk, the site is located within Flood Zone 1 and is therefore at a lower risk of flooding. In terms of drainage, United Utilities has raised no objections to the proposals, subject to a condition requiring foul and surface water to be drained from the development via separate mechanisms and the submission and approval of a sustainable surface water drainage strategy.
- 14.2 These matters can be combined into one condition which is considered to be necessary to ensure adequate provision is made to serve the development. The applicant has indicated on the application form that foul water would be disposed of via the mains sewer network. No further detail is considered necessary in relation to foul water drainage for planning purposes as these will be required under the Building Regulations.
- 14.3 The EHO has raised no objections to the proposals, subject to the imposition of a condition limiting the hours of works during the construction process. This is considered reasonable and can be attached to the decision notice. Details of the bin storage arrangements to serve the development can also be secured by condition to ensure that these facilities preserve the character of the surrounding area.
- 14.4 The Borough Contaminated Land Officer has not raised any objections to the proposals, subject to securing an intrusive ground investigation into potential sources of contamination on the site and approval of a remediation strategy (if required) by condition. Such a condition is considered to be reasonable given the undeveloped nature of the site.
- 14.5 The Coal Authority has removed its initial objection to the proposals, following the receipt of additional information into the coal mining legacy on the site and an amended layout plan, which removes any part of the dwellings from the location of former mine shafts. Given the direct presence of legacy issues on the land, the Coal Authority has requested that an intrusive investigation and remediation strategy be approved prior to the commencement of development. This condition is considered to be reasonable and is combined with the aforementioned contaminated land condition attached to the recommendation.
- 14.6 GMAAS has raised no objections to the proposals on the grounds of impact on archaeology and consider that on site investigation in this regard is not required.
- 14.7 In accordance with the Written Ministerial Statement (WMS) of 28 November 2014, no tariff based contributions are to be sought in relation to affordable housing, open space or education provision, as the proposal would not exceed 10 dwellings. The WMS is a material planning consideration, forming part of the Planning Practice Guidance. Given the need to boost the supply of housing in sustainable locations (such as this site, which is within walking distance of regular bus services and the services and facilities in Stalybridge town centre), as required by Section 5 of the NPPF, it is considered that financial contributions are not necessary to make the scheme acceptable in planning terms.

- 14.8 One of the objectors to the proposals has raised concerns regarding the stability of the retaining wall, set at a lower land level to the application site, adjacent to the north eastern boundary of the site. The proposed development would not extend further east of the school and would therefore not result in any building work immediately adjacent to the retaining wall on the boundary of the properties on Hob Hill.
- 14.9 The pair of semi-detached dwellings at units 5 and 6 would back on to the northern boundary and therefore the building line would be set away from the retaining wall, as would be the case with the northern elevation of plot 1 to the front of the site. As a result, no part of the proposed development would directly affect the integrity of the retaining structure along the northern boundary of the site. Any damage to this wall during the construction process would be a civil matter (as would damage to any other property) and is not therefore a material planning consideration.
- 14.10 In relation to designing out crime, the proposed layout would ensure that all of the public areas within the development would be overlooked and the rear boundaries of properties would all back on to the external boundaries of the site. It is considered reasonable to condition the details of specific measures to be included within the design of the dwellings to ensure that the scheme would achieve Secured by Design accreditation.

15. CONCLUSION

- 15.1 The proposed development is considered to be acceptable in principle. Whilst the scheme would result in development on open green space, the space is not designated as protected green space within the UDP. The application site is within close proximity of protected public open space and there is a need to boost the supply of housing within the Borough.
- 15.2 These factors are considered to reduce the harm to be attributed to the loss of open space when conducting the planning balance. The site is considered to be in a sustainable location, within walking distance of public transport connections to Manchester and Ashton and the services and facilities in Stalybridge town centre.
- 15.3 The amended proposals would not result in a detrimental impact upon residential amenity, highway safety, or the character of the surrounding area, subject to compliance with appropriate conditions.
- 15.4 There are no objections from any of the statutory consultees and the proposals are considered to accord with the relevant national and local planning policies quoted above.

16. RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

1:1250 Site location plan

Proposed site layout plan (Drawing no. 893/PL/14)

Proposed plans and elevations (Drawing no. 893/PL/13)

3. 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 and the impact of coal mining legacy and land stability on the land shall be undertaken and approved in writing 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) and/or resolve coal mining legacy issues shall be approved by the Local Planning Authority prior to implementation.

- iii) Any additional or unforeseen contamination or coal mining legacy/land stability issues 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.

4. 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.
5. No development shall commence until details (including scaled section plans and details of the construction materials) of the access road and footways to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
6. Prior to the first occupation of any of the dwellings hereby approved, details of the boundary treatments to be installed as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the treatments and details of the construction material and the finish to be applied. The boundary treatments for each dwelling shall be installed in accordance with the approved details prior to the first occupation of that dwelling.
7. 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.

8. Prior to the first occupation of any part of the development hereby approved, details of a scheme of hard and soft landscaping to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of all new planting, the number of specimens to be planted, their height on planting the means of protection on first planting. The plans shall indicate soft landscaping shall be planted to the south of the turning head (southern boundary of the site) and within the parking area to the front of units 7-10 (as identified on proposed site layout plan (Drawing no. 893/PL/14)). The plan shall indicate the location of hardstanding, the materials of which shall be installed in accordance with the details submitted to discharge condition 4 of this planning permission.
9. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
10. 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. Foul and surface water shall be drained on separate systems 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 scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.
11. 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.
12. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drawing no. 893/PL/14) prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
13. No tree felling or vegetation removal shall take place during the period for bird nesting and bat nesting/foraging (March to September inclusive) unless otherwise agreed in writing with the Local Planning Authority.
14. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be

installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

15. No development shall commence until tree protection measures to meet the requirements of BS5837:2012 have been installed around all of the trees on the site to be retained. These measures shall remain in place throughout the duration of the demolition and construction phases of the development, in accordance with the approved details.
16. The driveways to serve each of the dwellings hereby approved shall be constructed from a bound material and on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.

Notwithstanding the details indicated on the approved plans, none of the dwellings hereby approved shall be occupied until details (including scaled plans and sections and details of the construction material and colour finish) of the means of enclosure of the communal bin storage arrangements to serve the development have been submitted to and approved in writing by the Local Planning Authority. The communal bin storage arrangements shall be erected in accordance with the approved details, in the location indicated on the approved proposed site layout plan (Drawing no. 893/PL/14) prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

17. No development shall commence unless and until a Method Statement is submitted to and approved in writing by the Local Planning Authority detailing how invasive species (including Japanese Knotweed and Himalayan Balsam) will be removed from the site. The development shall thereafter proceed in strict accordance with the approved Method Statement.
18. Prior to the first occupation of any of the dwellings hereby approved, details of the crime reduction measures to be incorporated into the design of the development to achieve the requirements of Secured by Design Homes 2016 or guidance which supersedes that document shall be submitted to and approved in writing by the Local Planning Authority. The approved crime reduction measures shall be implemented in accordance with the approved details, prior to the occupation of any part of the development and shall be retained as such thereafter.