

Application Number 19/00128/FUL

Proposal	Variation of conditions 2 (approved plans) of planning permission 17/01034/FUL to make alterations to the elevations to the apartment buildings and some of the dwellings, the landscaping scheme and minor changes to the layout of the scheme approved under that planning permission.
Site	Land bounded by Fairfield Road, Edge Lane and Ashton Canal, Droylsden
Applicant	Galliford Try Partnership, Birchwood, Warrington
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 to vary 2 of the conditions imposed on the original planning permission (ref. 17/01034/FUL) to allow alterations to the elevations of the apartment buildings and some of the dwellings, the landscaping scheme and minor changes to the layout of the scheme approved under that planning permission. Planning permission 17/01034/FUL granted full planning permission for the erection of 116 dwellings on the site (66 apartments across 2 blocks and 50 dwelling houses).
- 1.2 The total number of units (116) would remain unaltered as would the split between apartments and dwelling houses. The scale and siting of the two apartment blocks would remain as previously approved, with the unit adjacent to the Canal housing 28 apartments and the block on the corner of Fairfield Road and Edge Lane containing 38 units, as per the extant scheme.
- 1.3 The proposals would increase the sizes of the garages serving each of the dwellinghouses approved under the extant planning permission. For the majority of plots, the garages would increase from 122.8 (some of the 4 bed) or 124.79 (3 bed) square metres to 136.9 square metres in both cases. The garages serving the remainder of the 4 bed units would increase from 124.79 to 151.65 square metres. A substation is also indicated on the proposed plans, positioned to the south of the main access road into the development. The substation would be a simple square structure with a pitched roof. The eaves height would be approximately 2.9 metres,

2. SITE & SURROUNDINGS

- 2.1 The application site is located on the junction of Edge Lane and Fairfield Road, to the south west of Droylsden town centre and west of the Fairfield Conservation Area. Ashton Canal (a designated Site of Biological Importance) runs parallel with the eastern boundary of the site. A vacant former public house and single storey commercial building are situated adjacent to the south eastern corner of the site. Palisade fencing runs along the majority of the southern and western boundaries of the site, with 2 points of vehicular access taken from Edge Lane (the northern most of which is blocked by overgrown vegetation.)
- 2.2 There are extensive areas of hardstanding in the southern portion of the site, a clear reference to its previous industrial use. In terms of active adjacent uses, there is a waste transfer site to the north, a car repair garage immediately beyond the north western boundary, Edge Lane Business Park is located to the west and a plant hire commercial use

is located to the east. Residential development, including development of part 3 storeys in height is located to the south of the site.

3. RELEVANT PLANNING HISTORY

- 3.1 17/01034/FUL - Full planning application for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping – approved
- 3.2 05/00608/OUT – Outline planning application for mixed use development comprising 4no. apartment blocks and 1no. office block following demolition of existing industrial premises - refused. Two reasons were given for refusing the application, the first being that the proposal will result in the loss of an employment site and the second being the impact of the neighbouring commercial uses on the residential amenity of the future occupants of the development.
- 3.2 02/00060/FUL– erection of 5 Industrial units for B1 Use (business) B2 Use (General Industrial) and B8 (Storage and Distribution) - approved

4. RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**
Allocated under policy E3 as an Established Employment Area
- 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
 - 1.6: Securing Urban Regeneration
 - 1.10 Protecting and Enhancing the Natural Environment
 - 1.12: Ensuring an Accessible, Safe and Healthy Environment
- 4.5 **Part 2 Policies**
 - C1: Townscape and Urban Form
 - E3: Development Established Employment Areas
 - H2: Unallocated Sites (for housing)
 - H4: Type, size and affordability of dwellings
 - H5: Open Space Provision
 - H6: Education and Community Facilities
 - H7: Mixed Use and Density.
 - H10: Detailed Design of Housing Developments
 - MW11: Contaminated Land
 - MW12: Control of Pollution
 - MW14 Air Quality
 - N2: Locally Designated Nature Conservation Sites
 - N3: Nature Conservation Factors
 - N4 Trees and Woodland
 - N5: Trees Within Development Sites
 - N6: Protection and Enhancement of Waterside Areas
 - N7: Protected Species
 - OL7: Potential of Water Areas
 - OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.
T10: Parking
T11: Travel Plans
T13: Transport Investment
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency

4.6 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2019;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.7 National Planning Policy Framework (NPPF)

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 11: Making efficient use of land
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the Natural Environment

Planning Practice Guidance (PPG)

- 4.8 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 and the Council's adopted Statement of Community Involvement. This is in addition to a site notice and press notice.

6. RESPONSES FROM CONSULTEES

- 6.1 Highways England – no objections to the proposals.
- 6.2 Borough Environmental Health Officer (EHO) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.3 Greater Manchester Ecology unit (GMEU) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.

- 6.4 Transport for Greater Manchester (TfGM) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.5 Local Highway Authority – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.6. Greater Manchester Archaeological Advisory Service (GMAAS) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.7 United Utilities - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.8 Greater Manchester Police (Design Out Crime Officer) – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.9 Environment Agency – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.10 Borough Contaminated Land Officer - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.11 Borough Tree Officer – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.12 Natural England – no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.13 Coal Authority - no objections to the proposed amendments, subject to the conditions imposed on the previously application being re-imposed should this variation of condition application be approved.
- 6.14 Canal and Rivers Trust – no objections to the proposals but comments made in relation to the impact of the apartments on the Canal frontage on the structural integrity of the towpath and the impact of the development in relation to drainage and biodiversity.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No third party representations have been received.

8. ANALYSIS

- 8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. 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.

The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.

- 8.2 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.
- 8.3 The principle of development was established through the granting of planning permission for the erection of 116 residential units on the land under application ref. 17/01034/FUL. The plans submitted with this variation of condition application do not propose to alter the number of dwellings or the means of access as approved under the original planning permission.
- 8.4 The current permission is subject to a Section 106 Agreement which secures financial contributions towards education, highway safety and off site green space enhancement schemes. The issue of contributions is therefore not to be revisited in this application. There is a clause in the Agreement which allows variation application such as this to be approved without affecting the obligations that the developer has committed to as part of the original planning permission. As such, no deed of variation to the Section 106 Agreement would be required to ensure that the obligations are still legally binding.
- 8.5 The issues to be assessed in the determination of this planning application are the impact of the revisions to the previously approved appearance and layout of the development on:
- the character of the surrounding area;
 - the residential amenity of neighbouring properties;
 - highway safety;
 - the ecological value of the adjacent Canal; and
 - other material considerations

9. CHARACTER AND APPEARANCE

- 9.1 The scale of the buildings would remain unchanged from the previously approved scheme. The apartment building fronting onto the Canal would remain 4 storeys in height, with some of the car parking spaces provided in an undercroft arrangement as per the extant scheme. The fenestration details would be altered to provide more glazing to some of the balcony openings, which is considered to improve the level of surveillance to the Canal side and would therefore be a positive change in design terms. The amended design of that apartment building would retain the same vertical emphasis present in the extant scheme, with the brick detailing continuing to include 4 protruding elements on each bay of the building. The robustness of the architecture of the block would be improved by the screening of the undercroft parking area on both side elevations in this revised scheme.
- 9.2 The apartment building to be located on the corner of Fairfield Road and Edge Lane would retain the 5 storey element to mark the junction point between the two roads as per the extant scheme, with the rest of the building remaining 4 storeys in height as previously approved. As with the Canal side apartments, the proposed changes relate to the fenestration details, which would retain the uniformity and vertical emphasis that characterise the previously approved scheme. An additional condition requiring the submission and approval of any ventilation equipment to be externally mounted on the apartment buildings is recommended to ensure that this equipment is appropriately screened. Taken cumulatively therefore, the proposed alterations to the 2 apartment buildings would enhance the character of the area and in some respects would represent an improvement on the design of the previously approved scheme.

- 9.3 In relation to the dwellings, the revised scheme again proposes only minor alterations. The vertical emphasis provided by the front gable elements in the extant scheme would be retained in this revised scheme. The recessed balconies at first floor level on the front elevations in the extant scheme would be replaced by Juliette balconies in the proposed scheme but the long narrow window openings would remain. The proposed amendments would not result in a reduction in the quality of the previously approved scheme and would contribute to the regeneration of the surrounding area.
- 9.4 The proposed substation would be sited to the rear of the properties that would front Edge Lane and would be set back from the internal access road, ensuring that the development would not be of a scale, siting or design that would be detrimental to the character of the site or the surrounding area.
- 9.5 Following the above assessment, it is considered that the proposed revisions to the previously approved scheme would not result in a reduction in the quality of the previously approved scheme in terms of scale, massing and design. The amended proposals would therefore contribute positively to the regeneration of the site and this part of Droylsden.

10. RESIDENTIAL AMENITY

- 10.1 The proposed alterations to the elevations of the apartment buildings would increase the size of some of the openings in comparison with the extant permission. However, the scale, siting and orientation of the units would remain as per the originally approved development and as such the proposals would not introduce opportunities for overlooking that would have an adverse impact on the residential amenity of any neighbouring properties or the future occupants of any of the properties. The proposed substation would not be of a scale, siting or design that would result in an adverse impact on the residential amenity of neighbouring properties or the future occupants of the development.

11. HIGHWAY SAFETY

- 11.1 The vehicular access arrangements to serve the proposed development, along with the layout of the roads within the scheme remain unchanged from the extant planning permission. The Residential Design Guide indicates that garages should achieved 5 metres x 3 metres internally to be counted towards parking provision. Whilst some of the garages would remain below the 3 metres width, all would be 5 metres in length and all would be of sufficient width to accommodate an average sized family car, allowing for space for entering and leaving the vehicle. Given that the garages are larger in area than those shown on the previously approved plans, it is considered that the harm arising from the deficiency in the size of the garages compared to the guidance is limited by the fact that they are of size that could accommodate a car.
- 11.2 The amended scheme would result in the loss of the 2 visitor car parking spaces associated with the apartment building that would front onto the Canal included in the originally approved scheme. This would still result in 28 parking spaces to serve the 28 x 2 bedroom apartments. Whilst this level of parking would fall below the 2 spaces advised by policy RD8 of the Residential Design Guide, that guidance is based on maximum standards which are no longer compatible with national planning policy.
- 11.3 The site is considered to be located in an area well served by public transport, within a 10 minute walk of Edge Lane tram stop, with less frequent bus services also operating along Edge Lane, connecting to Manchester and Ashton. The number of car parking spaces serving the apartment block on the corner of Fairfield Road and Edge Lane and the dwellinghouses would remain unchanged from the extant permission (38 spaces serving 38 x 2 bed units). Within this context, it is considered that the loss of 3 parking spaces across

the development would not result in a detrimental impact on highway safety in relation to the impact of the extant permission. In accordance with paragraph 109 of the NPPF, planning permission should not therefore be refused on that basis.

12. ECOLOGY

- 12.1 The proposed apartment building fronting the Canal would remain in the same position as in the extant scheme. A pedestrian access route is proposed to run to the south east of that apartment block, connecting the main entrance to those units with the Canal tow path to the east and the footway network within the development to the west. It is considered that the alterations to the previously approved plans would not result in a materially different impact on the biodiversity value of the Canal compared to the extant planning permission.

13. OTHER MATTERS

- 13.1 The Canal and Rivers Trust has not objected to the proposals, but suggested a number of conditions. It is considered reasonable to attach a condition requiring details of a method statement detailing how the foundations of the apartment building adjacent to the Canal are to be constructed, to ensure that the integrity of the adjacent tow path is maintained.
- 13.2 The Trust has raised the point that measures will need to be put in place to prevent pollution of the Canal as part of the sustainable drainage strategy to serve the development. This matter can be addressed through the re-imposition of the condition attached to the original consent which requires full details of the drainage strategy to be submitted and approved prior to the commencement of development.
- 13.3 Other matters raised by the Trust include the importance of an appropriate treatment along the boundary with the Canal and matters relating to ecology and biodiversity, all of which are covered by conditions on the original consent. These conditions remain relevant and necessary to make the scheme acceptable in planning terms and can therefore be re-imposed should permission for this variation be granted.
- 13.4 The Trust has commented that the access to the Canal towpath is a positive element of the scheme, although the cost implications in terms of the upkeep of the towpath need to be considered. Whilst this point is noted, the Section 106 obligations are not being revisited as part of this application and in any case, officers consider that the upgrading of the facilities at Copparas Fields, Sunnybank Park and Floral Gardens are more clearly defined schemes and therefore are tighter in relation to compliance with the CIL Regulations.
- 13.5 The conditions that are not directly affected by this application that were attached to the original planning permission are all considered to remain relevant and necessary to make the scheme acceptable in planning terms and are therefore proposed to be re-imposed should this variation of condition application be approved.

14. CONCLUSION

- 14.1 It is considered that the proposed amendments to the previously approved scheme would be relatively minor in nature and would not result in an adverse impact on the character of the surrounding area, the residential amenity of neighbouring properties, highway safety or any other material consideration.
- 14.2 There are no objections to the proposals from the statutory consultees in relation to the revisions to the extant scheme.

- 14.3 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

15. RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years from 23.01.2019 (i.e. the date that planning application 17/01034/FUL.)
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:

1:1250 Site location plan (Drawing no. 1068 A000)
Proposed site plan (Drawing no. 1068 A001 Rev. A)
Proposed House Type B (3 bed) plans and elevations (Drawing no. 1068 A008 Rev. A)
Proposed House Type B (4 bed) plans and elevations (Drawing no. 1068 A009 Rev. A)
Proposed Fairfield Apartment block elevations plan (Drawing no. A 004 Rev. A)
ground, 1st and 2nd floor plans (Drawing no. 1068 A 002 Rev. A)
Proposed Fairfield Apartment block 3rd floor, 4th floor and roof plans (Drawing no. A 003 Rev. A)
Proposed Canalside Apartment block elevations plan (Drawing no. A 007 Rev. A)
Proposed Canalside Apartment block ground, 1st and 2nd floor plans (Drawing no. 1068 A 005 Rev. A)
Proposed Canalside Apartment 3rd floor and roof plans (Drawing no. A 006 Rev. A)
Proposed house types A, B and C terrace floor plans (Drawing no. A 010 Rev. A)
Proposed house types A, B and C terrace elevations (Drawing no. A 010 Rev. A)
Proposed substation location plan (Drawing no. 1068 A SK004)
Proposed substation plans and elevations (Drawing no. GTC-E-SS-0012_R2-1_1_of_1)

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 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.

4. Notwithstanding any description of materials listed in the application or detailed on the approved plans, 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. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drawing no. 1068 A001 Rev. A), prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
6. Prior to the first occupation of the dwellings hereby approved, details of the boundary treatments to be fully 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. Notwithstanding the details shown on the approved plans, no part of the development 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 storage and the means of enclosure. 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.
9. Notwithstanding the details submitted with the planning application, no above ground development shall commence until full details of a scheme of hard and soft landscaping to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following specific measures:
 - A plan showing the location of all trees/hedges/shrubs to be planted, details of the species mix, the number of specimens to be planted, spacing between them and their height on planting
 - A plan showing the location and construction material of all hard surfacing.

The landscaping scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved.

10. 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.

11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. 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.
12. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
13. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - scaled plans showing the exact location and elevations of the acoustic fencing to be installed along the northern boundary of the site and a manufacturers specification of the fencing; and
 - scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed.

The noise mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

14. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Scheme of Investigation (WSI) submitted to and approved in writing by Tameside Planning Authority.

The WSI shall cover the following:

1. An archaeological desk based assessment.
2. A phased programme and methodology of site investigation and recording to include:
 - archaeological evaluation through trial trenching (subject to a new WSI).
 - dependent on the results from the evaluation trenches, a targeted more detailed area excavation and recording (subject to a new WSI)
3. A programme for post investigation assessment to include:
 - production of a final report on the significance of the below-ground archaeological interest.
4. Deposition of the final report with the Greater Manchester Historic Environment Record.

5. Dissemination of the results of the archaeological investigations commensurate with their significance.
6. Provision for archive deposition of the report and records of the site investigation.
7. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
15. Notwithstanding the provisions of Class A, Part 2 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 boundary treatments or means of enclosure shall be carried out without the prior written consent of the Local Planning Authority.
16. No development shall commence unless and until a Method Statement is submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed and any other invasive species on the site will be removed from the site. The development shall thereafter proceed in strict accordance with the approved Method Statement.
17. No development shall commence until an Environmental Construction Method Statement detailing how pollution of the Canal adjacent to the western boundary of the site is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
18. The development shall be carried out in accordance with the measures detailed in the Travel Plan produced by Axis submitted with the planning application.
19. The development hereby approved shall be implemented and maintained in accordance with the crime reduction measures listed in Section 06 (Crime Impact Statement) of the Design, Access and Crime Impact Statement produced by nc architecture, submitted with the planning application.
20. The proposal shall be carried out in accordance with the mitigation measures detailed in Table 19 of the Air Quality Assessment submitted with planning application ref. 17/01034/FUL and shall be retained as such thereafter.
21. 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.
22. 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 2.4 metres 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.
23. 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.
24. No development above ground level shall commence until details of the sedum roofs to be installed on the roofs of the apartments blocks of the development hereby approved have

been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- Scaled plans (including sections) showing the extent of the areas to be covered by the sedum roofs
- The species mix to be incorporated into the sedum roof
- Details of a scheme for on-going management and maintenance of the sedum roofs.

The sedum roofs shall be installed in accordance with the approved details prior to the first occupation of any of the apartments and shall be retained in accordance with the approved management arrangements.

25. No development above ground level shall commence until details of renewable energy generation measures to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include the specifications of the measures to be installed and information demonstrating the extent of the energy requirements of the development that will be provided by renewable sources. The renewable energy generation measures shall be installed in accordance with the approved details prior to the first occupation of any part of the development and shall be retained as such thereafter.
26. No development shall commence until a method statement relating to the construction of the apartment building fronting onto the Canal (as identified on approved site plan (ref. Drawing no. 1068 A001 Rev. A) has been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled cross section plans showing the relationship between the apartment building and the Canal and details of the foundations of the structure. The development shall be carried out in accordance with the approved details.
27. Prior to the commencement of development above ground level, details of any external plant/ extraction equipment to be installed on the exterior of the apartment buildings (including scaled plans showing the location of the equipment on the building and a specification of the equipment to be installed) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in accordance with the approved details prior to the first occupation of either of the apartment buildings and shall be retained as such thereafter.
28. 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.