

**Application Number** 18/01132/FUL

<b>Proposal</b>	Full planning application for the erection of B1, B8 and sui generis commercial units including geosciences laboratory. The development would have a total floor area 4,703sqm
<b>Site</b>	Vacant land at Hattersley Industrial Estate
<b>Applicant</b>	RSK Group
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	A Speakers Panel decision is required because the application constitutes major development and approval would be subject to the prior signing of a Section 106 Agreement.

**1. APPLICATION DESCRIPTION**

- 1.1 The applicant seeks full planning permission for the erection of buildings with a total of 4,703 square metres of employment development across two parcels of land which form part of the wider Hattersley Industrial Estate. It is proposed to erect 1096 square metres of floorspace in a single storey 'L' shaped development on the north eastern parcel of land. Trade counter space is shown within each of these units. However, the area to be given over to retail is considerably smaller than the space for storage in each of the units. Given that these units would suit an operation such as a builders' merchants or similar trade stockist, officers consider that these units would be sui generis, as opposed to B1 as indicated by the applicant. The description of the proposed development has been revised accordingly.
- 1.2 Two large buildings would be erected on the larger south western parcel, which would comprise a single storey building of 610 square metres, to be used for light industrial (B1 (c)) and a two storey laboratory building (B1 (b)) with ancillary office space. That building would have a total floorspace of 2680 square metres, split over the 2 floors. Two smaller single storey buildings are also proposed to be erected on that plot, providing 135 square metres and 182 square metres of floorspace respectively, to be used as additional laboratory (B1 (b)) floorspace.
- 1.3 The scheme has been amended to reduce the height of unit E1 in order to reduce the impact of that element of the proposals on the residential amenity of the neighbouring properties on Helston Close, to the north of plot B.
- 1.4 Access to the development would be taken from the existing access road into the Hattersley Industrial estate from Stockport Road, the existing hammer head of which abuts the north eastern corner of the larger parcel and the south western corner of the smaller parcel of land which make up the application site. A total of 42 car parking spaces would be provided in the smaller north eastern parcel, with 85 proposed in the larger south western parcel.
- 1.5 An indicative soft landscaping scheme is shown on the proposed layout plan, with relatively dense planting to be undertaken along the western edge of the south western parcel and around the perimeter of the north eastern parcel.
- 1.6 The following documents have been submitted with the planning application:
  - Transport Assessment
  - Sustainability Statement
  - Flood Risk Assessment

- Design and Access Statement
- Lighting Impact Assessment
- Noise Assessment
- Landscape and Visual Impact Assessment
- Preliminary Ecological Appraisal
- Phase I Ground Investigation report
- Tree Survey

## **2. SITE & SURROUNDINGS**

- 2.1 The application relates to two parcels of currently undeveloped land on the western edge of Hattersley Industrial Estate, accessed via Stockport Road to the east of the site. The hammer head at the end of the access road into the estate marks the mid-point between the two parcels of land to which the application relates. A series of smaller units including a car repair garage are located to the east of the north eastern of the two parcels of land. Residential properties on Chapman Road back on to the northern boundary of that parcel, with the properties on Helston Close facing the western boundary of the land. Centrica operate from the substantial premises located to the south of that parcel, on the opposite side of the access road into the estate.
- 2.2 The larger plot of land included within the site extends south westwards from the hammer head. The properties on Helston Walk front onto the northern boundary of that parcel. The gable elevations of Sandy Haven Walk are adjacent to the western boundary, whilst the properties on Sandy Bank Avenue form the north western boundary of that part of the site.

## **3. RELEVANT PLANNING HISTORY**

- 3.1 19/00105/ENV - Request for a screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 with respect to proposed erection of B1, B2 and B8 units including geosciences laboratory. Total floor area 4,703sqm – not considered to be EIA development

## **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**

Part of wider area of land allocated as an Established Employment Area under policy E3 in the UDP.

### **4.4 Part 1 Policies**

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

#### 4.5 **Part 2 Policies**

E3: Established Employment Areas  
E5: Local Employment Opportunities and Mixed Uses  
E6: Detailed Design of Employment Developments  
E7: Local Access to New Employment  
OL4: Protected Green Space  
OL10: Landscape Quality and Character  
T1: Highway Improvement and Traffic Management.  
T10: Parking  
T11: Travel Plans  
T13: Transport Investment  
C1: Townscape and Urban Form  
N3: Nature Conservation Factors  
N4: Trees and Woodland  
N5: Trees Within Development Sites.  
N7: Protected Species  
MW11: Contaminated Land  
MW14: Air Quality  
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 adopted in March 2010;  
Trees and Landscaping on Development Sites SPD adopted in March 2007; and  
Hattersley and Mottram Supplementary Planning Guidance adopted in 2004

#### 4.7 **National Planning Policy Framework (NPPF)**

Section 2: Achieving sustainable development  
Section 6: Building a strong, competitive economy  
Section 8: Promoting healthy and safe communities  
Section 11: Making Effective use of Land  
Section 12: Achieving well-designed places  
Section 15: Conserving and enhancing the natural environment

#### 4.8 **Planning Practice Guidance (PPG)**

4.9 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 Borough Tree Officer: Raises no objections to the proposals. In relation to plot A (smaller parcel) - Currently the vegetation is scrub and self-set trees, mainly Goat Willow, that are relatively low value. In relation to plot B – Trees to be removed are low value Category C. The indicative planting scheme would provide adequate mitigation. The details of the proposed landscaping scheme across the 2 plots should be secured by condition. There is a Beech tree outside 15 Helston Walk, outside but adjacent to the site that is to be retained and should be protected to BS5837 during works. This requirement should be secured by condition.
- 6.2 United Utilities: No objection to the proposed development, commenting that the drainage principles set out in the Flood Risk Assessment submitted with the planning application are acceptable, with surface water run-off being restricted to 6.5 litres per second. Conditions relating to the details of foul and surface water drainage (including management of maintenance of sustainable drainage systems to be installed) should be attached to any approval. An informative should also be attached to any approval making the applicant aware that a public sewer crosses the site and an easement must be maintained along the route of this sewer for maintenance purposes.
- 6.3 Greater Manchester Ecological Unit (GMEU): No objections to the proposals subject to the imposition of conditions limiting the timing of vegetation removal, requiring details of biodiversity enhancements to be submitted and approved and stipulating that works should cease in the event that protected species are encountered during the construction phase of the development.
- 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 Borough Environment Health Officer: Raises no objections to the proposed development subject to the imposition of conditions limiting the hours of works and deliveries during the construction process, limiting the hours of operation of the units and requiring any external plant/equipment to be acoustically treated in accordance with the details contained within the noise assessment submitted with the planning application.
- 6.6 Local Highway Authority: Raises no objections to the proposals subject to the imposition of conditions requiring the laying out (and retention free from obstruction thereafter) of the car and cycle parking spaces shown on the submitted plans prior to the first occupation of the development, the submission of a survey of the condition of the highway, details of welfare facilities to support cycle storage and the submission of a Construction Environment Management Plan prior to the commencement of development.
- 6.7 Greater Manchester Police (Design Out Crime Officer): (comments on the Impact Statement submitted with the application) – no objection to the proposed development, subject to the imposition of a condition requiring the submission and approval of a Crime Impact Assessment and the adoption of necessary prevention measures prior to the occupation of any part of the development.
- 6.8 Environment Agency: No objections to the proposals subject to a condition securing compliance with the mitigation measures detailed in the Flood Risk Assessment submitted with the planning application.

- 6.9 Natural England – no comments to make on the application.
- 6.10 Coal Authority – raises no objections to the proposals. The site lies in a low risk area in relation to coal mining legacy and as such no further investigations or conditions are considered necessary. An informative outlining the applicant's responsibilities in this regard can be attached to any planning permission granted.
- 6.11 Highways England – no objections to the proposals subject to the imposition of a condition requiring the submission and approval of a Travel Plan associated with the development and for the approved measures to be operational from the first occupation of the development.
- 6.12 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 to the proposed development, which raise the following concerns (summarised):
- The proposals will result in overshadowing of the neighbouring properties, particularly those to the west of Plot A and the north west of Plot B, where the separation distance between the proposed buildings and those properties is not significant, given the noise and activity that would be associated with commercial uses.
  - The existing industrial units (located to the east of the application site) are screened behind trees. The proposed buildings would be far closer to those neighbouring properties and would not be adequately screened by the proposed landscaping scheme.
  - Concerns regarding the impact of the noise that will be generated by the proposed units and associated vehicles on the residential amenity of neighbouring properties.
  - The land is a haven for wildlife, there are records of bats being observed flying across the site. Development of the site for industrial purposes would degrade the biodiversity of the land.
  - The land is also of amenity value to local residents. The site is used for recreational purposes. The development of the site would result in a loss of valued space for use by local residents.
  - The proposal will result in significant congestion on the surrounding residential streets, adding to the congestion already caused by overspill parking associated with the adjacent Centrica site. The cumulative impact of this additional traffic would result in a detrimental impact on highway safety.
  - There are concerns relating to the implications of developing on a site that could potentially be contaminated.
  - The need for additional employment uses in the area is questioned. There are vacant properties within the existing industrial estate, suggesting that the demand for new employment premises in this part of the Borough will be limited.
  - The existing site provides a valuable landscape and amenity buffer between the existing industrial premises and the residential properties on Helston Close. Development of the application site would result in the loss of this buffer, resulting in harm to the amenity of neighbouring residents and the character of the surrounding area.
  - Paragraph 182 of the NPPF requires that existing buildings should not have unreasonable restrictions placed on them as a result of development after they are established. It is unclear from the plans how the design of the proposals has had regard to the presence of existing commercial premises on neighbouring sites.
  - The proposed development would be accessed via a single point, the access road that currently serves the Centrica site immediately adjacent to the application site. Given the

scale of the proposed development, there is a question mark over how maintenance of the road will be funded if it is not to be adopted.

- Given the likely use of the access road by HGV's if the development is approved, traffic calming measures should be put in place to ensure that the development complies with paragraph 109 of the NPPF and policy E6 of the UDP.
- There are currently no parking restriction on the access road, which is used by Centrica staff as additional parking space in association with their premises. There are concerns that the proposed development would impose restrictions on this situation and would result in car parking being displaced to adjacent residential streets.
- The car parking associated with plot B appears to be compliant with UDP policy but the parking spaces to serve plot A appear to be based on part A1 (retail) and part B2 (industrial) uses. The units however appear to be proposed on a more flexible basis so further information is required to clarify whether sufficient parking is being proposed across the development.
- A Construction Environment Management Plan should be imposed on any planning permission granted to ensure that this phase of the development would not result in an adverse impact on the amenity of neighbouring uses.
- Concerns regarding the scale of the proposed laboratory building on the western edge of plot B, which is located immediately adjacent to the neighbouring commercial use.
- The height of the gabion wall on the boundary needs to be clarified as does the method of construction.

## **8. ANALYSIS**

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

- The principle of development;
- The impact of the proposed development on the residential amenity of neighbouring properties;
- The landscape impact of the development
- The impact of the proposed development on the character of the surrounding area;
- The impact on highway safety;
- The impact on flood risk/drainage; and
- The impact on ecology and trees

## **9. PRINCIPLE OF DEVELOPMENT**

9.1 This section of the report addresses two issues. Firstly, the principle of development on what is currently publically accessible open space and secondly the principle of the proposed development.

Loss of open space

9.2 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.

9.3 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.

9.4 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'.

- 9.5 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+).
- 9.6 There is an extensive area of protected public open space to the north west of the site, in the form of a wooded clough bound by Hattersley Road West to the south and Underwood Road to the north. This area of open space is significantly larger than the application site and is within walking distance of the properties to the west of the application site.
- 9.7 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 hold 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.

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.

- 9.8 The comments from objectors regarding the biodiversity and recreational value of the site are noted. However the land is not subject to national or local designations in this regard and GMEU has not raised any objections to the development of the site from an ecological point of view, subject to the imposition of appropriate conditions. Given the availability of larger areas of open space within walking distance of neighbouring properties and the fact that the land is allocated for employment purposes in the UDP, it is considered that the recreational value of the land should be afforded limited weight in considering whether the principle of development is acceptable.
- 9.9 Overall, whilst the proposal would result in the loss of part of the open space, the land is not designated to be protected for this purpose and is allocated for development in the UDP, does not meet the requirements of the NPPF in terms of designation and is not subject to any natural or historic environment designations.
- 9.10 On the basis of the above assessment, the principle of development of the open land is considered to be acceptable, subject to the proposed re-use being acceptable in relation to all of the material considerations.

Principle of the proposed development.

- 9.11 Section 6 of the NPPF is entitled Building a strong, competitive economy. Paragraph 80 states that 'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'

- 9.12 The application site forms part of an Established Employment Area in the UDP proposals map and as such the provisions of policy E3 of the UDP apply. The allocation relates to the land to which this application relates, alongside the Centrica site and the existing units within the industrial estate, located to the east of each of the parcels that make up the site area. Policy E3 states that, in such areas, the Council will permit development for employment purposes, including on vacant sites such as this. The supporting text of the policy defines employment purposes as including light industry, research and development and offices (use class B1) as well as sui generis commercial uses which have similar characteristics to industry or storage.
- 9.13 Given the range of uses proposed in the application accord with those included within the policy, the principle of development is considered to be acceptable, subject to all other material considerations being satisfied.

## **10. RESIDENTIAL/NEIGHBOURING AMENITY**

- 10.1 Residential properties on the western side of Helston Close face the western boundary of plot A. The buildings to be erected on plot A would house uses that would involve regular deliveries and as trade counter operations, are likely to receive bulky goods that would require HGV movements to and from the site. The proposed point of access would be located in the south western corner of that plot, adjacent to the Helston Close boundary.
- 10.2 The neighbouring properties would therefore overlook the access and servicing area associated with those units. Whilst new landscape planting is indicatively shown on the western edge of this plot, officers consider that it is necessary to restrict the hours during which deliveries can be made in order to limit the impact of the proposal on the residential amenity of those neighbouring properties.
- 10.3 The applicant has agreed to a condition limiting the hours of deliveries to between the hours of 0730 and 1900 Monday to Friday and between 1000 and 1600 on Saturdays only, with no deliveries on Sundays and Bank or Public Holidays to the premises on plot A. Up to 4 HGV deliveries would be permitted between the hours of 1000 and 1600 on Sundays and Bank Holidays to the premises on Plot B. It is proposed to further limit the number of HGV deliveries between the hours of 0730 and 0900 and between 1700 and 1900 on weekdays (in respect of both plots A and B) to no more than 4 during each period, via a clause in the Section 106 Agreement that any approval of planning permission would be subject to. This would reduce the extent of deliveries be made to and taken from the site during sensitive times.
- 10.4 The EHO has also requested that a condition be imposed limiting the hours of operation of the units to between 0730 and 1900 Monday to Friday, between 0730 and 1800 Saturdays and between 1000 and 1600 on Sundays and Bank and Public Holidays. The applicant has indicated that these limitations would be acceptable in relation to the units on plot A and most of the buildings on plot B, but to apply this restriction to the Envirolab building on that plot would harm the viability of that element of the scheme, as the laboratory would operate on a shift basis.
- 10.5 Given the nature of the proposed use of that building and that a condition could be attached to any permission granted limiting the use of this building to B1(b) (research and development of products and processes) only, it is considered that night time operation of that element of the scheme would not be detrimental to the amenity of neighbouring properties. The EHO has corroborated this assessment. A condition restricting the opening hours of the remainder of the units as per the above hours is attached to the recommendation.



- 10.6 The L-shaped buildings within plot A would run parallel with the northern and eastern boundaries and would therefore be set back from the Helston Close frontage. The buildings would have a relatively low ridge height at 6.6 metres and the number of openings would be limited, restricted to entrances to the retail space and the storage space in each of the units. The western elevation of the northern 'wing' of the building i.e. the elevation closest to the corresponding elevations of the properties on the opposite side of Helston Close, would be blank. Given this combination of factors, it is considered that the proposals would not result in unreasonable overlooking into or overshadowing of those neighbouring properties.
- 10.7 Dwellings on the corner of Helston Close and Helston Walk face onto the north western boundary of plot B. The building labelled as unit E1 on the proposed plans would have a ridge height of 7.8 metres, following amendments to reduce the ridge height by 2 metres from the original submission. The separation distance between the northern elevation of that building and the front elevation of the property at 15 Helston Walk would be approximately 12 metres.
- 10.8 The front elevation of that property is orientated so that the line of sight from habitable room windows would pass to the south west of the proposed building. Officers had some concerns regarding the impact of the original proposals on the outlook from that property. Following the amendment to reduce the height of that unit, it is considered that the proposals would not result in unreasonable overshadowing to that neighbouring property. Given the oblique relationship, the separation distance to be retained is considered sufficient to avoid unreasonable overshadowing of that neighbouring property following the reduction in the height of the proposed building.
- 10.9 The gable elevation of the property at 16 Helston Walk would be approximately 19 metres from the rear elevation of the proposed building in the revised scheme. The separation distance to be retained is considered sufficient to avoid unreasonable overshadowing of that neighbouring property. Substantial separation distances would be retained between the gable elevations of the property at no. 9 Sandy Haven Walk and 48 Sandy Bank Avenue which face the western boundary of the site, ensuring that there could be no unreasonable overshadowing of those neighbouring properties.
- 10.10 Save for personnel entrances to the building on the rear and one of the side elevations of the proposed building, there would be no other openings on the outward facing elevations of the building. On that basis, no unreasonable overlooking could occur from that element of the scheme to any of the adjacent residential properties.
- 10.11 The long span of the proposed laboratory building would run parallel with the eastern boundary of plot B and would be 2 storeys, 9.7 metres in height to the ridge. The separation distance retained between the front elevation of that proposed building and the gable elevation of the property at no. 12 Sandy Haven Walk would be in excess of 30 metres, with a greater distance and more oblique relationship retained between the proposal and no. 9 Sandy Haven Walk. These separation distances are considered sufficient to ensure that no unreasonable overlooking could occur into either of those neighbouring properties and that no unreasonable overshadowing would occur.
- 10.12 Two single storey pitched roof buildings are proposed to be sited in front (to the west) of the laboratory building. Given their modest height and the fact that these buildings would be set off the western boundary of the site by the depth of the parking area proposed within plot B, it is considered that no unreasonable overlooking into or overshadowing of any of the neighbouring properties would result from those elements of the proposed development.
- 10.13 The objection received on behalf of Centrica to the proposed development raises concerns regarding the impact of the height of the laboratory building in terms of a loss of daylight and sunlight, resulting in an overbearing impact on the outlook from the neighbouring commercial premises. Concern is also raised in relation to the height of the gabion wall structure, proposed along the western boundary of the site, which faces the premises

occupied by Centrica. The submitted plans indicate that all but the very top section of the proposed gabion wall structure would sit below the existing ground level with a new 2.4 metre high fence to be installed inside the boundary, between the proposed envirolab building and the existing palisade fencing on the eastern boundary of the site.

- 10.14 The main building on the Centrica site is set some distance off the common boundary, with a substantial car parking area located within the intervening distance. Given these factors, it is considered that the proposed development would not result in an adverse impact on the amenity of the adjacent commercial use.
- 10.15 Following the above assessment, it is considered that the proposed development would not result in an adverse impact on the residential amenity of any of the neighbouring properties, subject to the restrictions on delivery times being secured by condition and clauses in the Section 106 Agreement, should planning permission be granted.

## **11. LANDSCAPE IMPACT**

- 11.1 A Landscape and Visual Impact Assessment has been submitted with the planning application. The Appraisal focusses on the impact of the development on the sensitivity of the landscape within 500 metres of the site. The Appraisal highlights the close proximity of the Public Right of Way network linking residential development in the area to the Trans Pennine Trail, which runs adjacent to the western boundary and cuts into the site along the southern boundary.
- 11.2 The site lies within the Manchester Pennine Fringe national character area. The area is characterised by views from settlements such as Hatterlsey looking up the Pennine slopes towards the moors and there are extensive views from the moors looking down over the urban area. In terms of local character, urban fringe development, woodland belt and open countryside are key landscape features. Small industrial estates are noted as a pattern of development in the urban fringe, as area areas of green space left between housing development, including mown amenity grass and wooded areas.
- 11.3 A number of mature trees and dense vegetation provides a sense of enclosure within the majority of the site. The higher topography in the south eastern corner of the site provides some open views to the countryside, giving a brief sense of openness within views to the north. The surrounding area consists of lower ground to the south east and west, with higher ground to the north, where most of the urban development is situated. The railway line lies within cutting and runs south east to west across the study area. The report considers that s small brooks, woodlands and valleys are also characteristic elements within the landscape of the study area.
- 11.4 The impact of the development is considered in terms of the construction, operational and visual effects of the scheme. During the construction phase, the report concludes that there are not expected to be any substantial adverse visual effects, other than for views to the site boundary, during the temporary construction period; this would include some disturbance to adjacent properties whilst construction is undertaken.
- 11.5 In terms of the effects of the development on the character of the landscape once the development is operational, the report concludes that the proposed development would be well contained by the woodland belt to the south, residential development to the north and west, and industrial units to the east. These elements are considered to minimise the development's potential to affect the wider landscape and provide a natural constraint to prevent future incremental development into the open countryside to the south. The Assessment suggests that the small scale of the development compared with the large extent of this character area means that any impact from the proposed development would not be noticeable, and so the NCA has been scoped out the assessment.

- 11.6 In terms of impact on the wider landscape character area, the report assesses that the site is of low/medium value, as an unmanaged leftover greenspace which has some value for informal recreation. It is considered of low susceptibility as it is already well enclosed within the existing urban form of Hattersley and is adjacent to existing industrial development. The site and surrounding landscape is therefore considered of overall low sensitivity to the proposed development. The magnitude of the landscape impact of the proposed development is assessed as medium within the site and its immediate setting, and negligible within the local LCA 6 area. Landscape effects will therefore be minor negligible and neutral from the site and immediate context, and negligible within the local area.
- 11.7 The assessment investigates the impact of the proposed development from what it considers to be the 10 most exposed viewpoints within the 500m study area. The report acknowledges that there will be a significant magnitude of change from a number of the viewpoints, which include adjacent residential streets and the Public Right of Way adjacent to the southern boundary of site.
- 11.8 It is important to distinguish between the magnitude of change and the degree of harm arising from a development. It is evident that the erection of buildings on what is currently undeveloped land will result in a significant change in the appearance of the site, particularly in close distance views.
- 11.9 However, when the proposed scheme is viewed within the context of neighbouring development, which includes the extensive Centrica site and the existing industrial estate to the east of the land, it is considered that the conclusions drawn by the Landscape Visual Impact Assessment submitted with the application are reasonable. The adjacent buildings provide a sense of containment which would limit the impact of the development on the character of the wider landscape.
- 11.10 Overall, it is considered that the impact of the development on the character of the wider landscape setting of the site would be limited and could be adequately mitigated by a comprehensive soft landscaping scheme around the perimeter of the site, the details of which can be secured by condition. This assessment is made within the context of the fact that the site is part of a wider allocation of land for employment purposes, which provides a policy basis for the change in the character of the landscape on the site and views of the land from the surrounding area.

## **12. CHARACTER OF THE AREA**

- 12.1 All of the proposed buildings across the two parcels of land would have a functional and robust appearance, taking a rectangular form with metallic cladding to the elevations. Each of the buildings would have a shallow curved roof. The buildings on plot A would run parallel with the northern and eastern boundaries of that plot, thereby setting the main bulk of the buildings back from the Helston Close frontage. The design of the roof of the buildings would ensure a relatively low ridge height.
- 12.2 These factors would ensure that the development would not result in an overbearing impact on the character of the surrounding area from the relatively close public views from Helston Close. The proposals include an indicative landscaping scheme on the northern, southern and western boundaries of that plot which would soften the impact of the development from Helston Close, subject to a suitably robust scheme being implemented (a detail that can be secured by condition).
- 12.3 Whilst the northern most building within plot B (unit E1) would be taller than the buildings in plot A, the shallow curved roof design would reduce the mass and bulk of this building in public views. Following revisions to the scheme, the height of unit E1 has been lowered by 2 metres and therefore the bulk of this element of the proposals has been reduced. This

amendment has resulted in a less oppressive impact from the close public views of the site that are afforded from Heston Close and in particular the proposed footpath extension linking to the footway on the access road into the development.

- 12.4 The vast majority of the proposed gabion wall structure itself would sit below the existing ground level on the site and the fence to be installed above that would not exceed the height of the existing palisade fencing on the eastern boundary of the site by a significant margin. Subject to the details of the material to be used in the construction of the gabion wall and fencing and the existing and proposed ground levels on the site being secured by condition, it is considered that this element of the proposed scheme would not result in an adverse impact on the character of the site or the surrounding area.
- 12.5 Following the above assessment, it is considered that the design, scale and layout of the amended scheme would not result in an adverse impact on the character of the surrounding area.

### **13. HIGHWAY SAFETY**

- 13.1 Both of the parcels of land that make up the application site would be accessed via connections to the existing turning head at the end of the access road that serves the wider industrial estate.
- 13.2 The applicant has submitted a Transport Assessment with the planning application. The Assessment uses TRICS data to calculate the anticipated trip generation from the proposed development. In relation to the proposed laboratory building, the assessment anticipates 52 private vehicle trips to and 7 from the site during the morning peak traffic period and 5 trips to and 46 from the site during the evening peak period.
- 13.3 The remainder of the proposed floorspace is based on industrial use – totalling 1,706 square metres. For this floorspace, a total of 9 trips to and 4 from the site are anticipated to be made during the morning peak traffic period and 15 trips to and 8 from the site during the evening period. The total private trips anticipated to be generated by the development as a whole are therefore 69 movements to and from the site during the morning peak period and 74 during the evening peak period.
- 13.4 In terms of parking provision, the scheme proposes a total of 42 car parking spaces to serve the development within plot A, with the location of 6 cycle parking spaces also shown. As identified previously, the units proposed in this part of the development are considered to be sui generis and therefore there is not a specific parking standard to apply.
- 13.5 However, on the basis of the trade sales nature of the units, applying the B8 (storage use) standards contained within policy T10 of the UDP to the 1096 square metres, 13 spaces are required (inclusive of disabled provision). If the requirements for 250 square metres of retail floorspace is then added to that figure, a further 13 spaces would be required (also inclusive of disabled provision).
- 13.6 The requirement for 26 spaces would represent overprovision in relation to the standards and would still fall significantly short of the proposed provision. Whilst the UDP gives maximum parking standards, these are no longer applicable due to the direction of national policy since the adoption of the UDP. Given that the storage element of the proposed units are likely to require deliveries on a relatively regular basis, the need for additional space within the site for parking and manoeuvring of such vehicles is considered to be reasonable.
- 13.7 In relation to plot B, the scheme proposes a total of 85 car parking spaces (inclusive of disabled provision). The envirolab building would require 70 spaces to meet the standard

and 18 would need to be provided for unit E1 (both B1(c) uses). The scheme would make provision for 10 cycle parking spaces which would represent an overprovision in relation to the standards. The levels of car parking provision within plot B does not make allowance for the 2 smaller single storey buildings on that part of the site and the scheme would therefore fall short of the maximum standards set out in the UDP. However, given the significant over provision of spaces in plot A and the fact that the application of maximum standards is no longer consistent with national planning policy, it is considered that the harm arising from the deficit in plot B would not be sufficient to warrant refusal of the application as a whole on highway safety grounds.

- 13.8 The objections received to the application refer to the impact of additional vehicle movements on the surrounding roads, resulting in congestion and additional pressure for on street car parking. The objection received from the neighbouring Centrica site consider that, without traffic calming measures and parking restrictions being put in place, the proposals would have an adverse impact on the safety of the shared access road in to the industrial estate.
- 13.9 Whilst these concerns are noted, the Local Highway Authority has raised no objections to the principle of the proposed access arrangements, the impact of the additional traffic generated by the proposed development or the proposed parking arrangements, subject to a number of conditions. Given the above assessment in relation to parking provision within the proposed development, it is considered that there is no evidence to suggest that the development would be reliant on on-street parking to the detriment of highway safety or the amenity of the surrounding area. It should be noted that the Council has powers under the Highways Act relating to the adoption of sections of the highway and the introduction of any type of traffic calming measures, these are not material planning considerations.
- 13.10 It is considered reasonable to impose conditions requiring the laying out of the cycle and vehicle car parking spaces as indicated on the submitted plans prior to the operation of any part of the development within each plot and that details of an external lighting scheme are submitted and approved. It is also considered reasonable to condition the submission and approval of management plan relating to the construction phase of the development.
- 13.11 It is considered not to be reasonable to condition the completion of a dilapidation survey as this is a matter than can be controlled under powers available to the Council as Local Highway Authority. The requested condition relating to the details of staff welfare facilities related to encouraging employee trips by cycle and on foot is also considered not to be reasonable as there is no planning policy basis for requiring those facilities and therefore planning permission could not be refused if they were not provided.
- 13.12 Policy T13 of the UDP states that 'where additional movements directly generated by a development proposal would place demands on the existing transportation infrastructure, which would not be overcome by programmed improvement schemes but which are capable of resolution by specific schemes associated with the proposal, including the provision of public transport, pedestrian and cycle facilities, the necessary investment will be expected to be provided by the developer.'
- 13.13 In this case, is it clear from the evidence presented in the Transport Assessment that the development would result in a significant increase in trip generation on the local highway network. It is also the case that the applicant is indicating that a number of trips to the site are to be made on foot, by cycle and on public transport, all of which will require pedestrian connectivity to the site to be acceptable. The Local Highway Authority has provided details of the following package of improvements to achieve adequate connectivity:
- A total of 3 pedestrian crossings within the highway along the access road the serves the industrial estate and will form the main access point to the development
  - Upgrading of the existing footway that runs along the access road to improve pedestrian access to the site

- Improvements to a 220 metre section of the public footpath running from Stockport Road through to Sandy Haven Close

- 13.14 The total cost of these improvement works would be approximately £50,000 and this sum can be secured through a Section 106 Agreement. Seeking this contribution is considered to be compliant with the CIL regulations in that the scheme would provide the required enhancements to allow pedestrians to safely access the site and is therefore related in scale and directly attributable to the impacts of the proposed development.
- 13.15 Given the scale of the proposed development and the fact that the Transport Assessment includes assumptions that a number of the trips generated by the development would be made via public transport, it is considered necessary to condition the submission and approval of a Travel Plan to serve the development, which will need to include specific measures to be implemented to promote the use of sustainable modes of transport as a means of accessing the development.
- 13.16 In concluding highways matters, it is considered that the proposed development would not result in an adverse impact on highway safety in terms of trip generation, the safety of the access arrangements or car parking capacity, subject to securing a financial contribution towards a package of pedestrian connectivity improvement measures. It is considered that the proposals would not result in a detrimental impact on highway safety. In accordance with paragraph 109 of the NPPF, planning permission should not therefore be refused on that basis.

#### **14. FLOOD RISK AND DRAINAGE**

- 14.1 The application has submitted a Flood Risk Assessment (FRA) with the planning application. The site is located in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. The nearest Environment Agency (EA) Main River is Hurstclough Brook, located approximately 650 metres to the east of the site, with Brook approximately 940 metres to the west of the site.
- 14.2 The EA provided levels at three node points for the Godley Brook for the FRA to consider. The lowest part of the site is approximately 157.40mAOD and the worst case flood levels are significantly lower (in the region of 121mAOD). Due to this and the fact these nodes are located over 1.5km to the north west of the site, the risk of fluvial flooding to the site from this watercourse is considered low.
- 14.3 The topography on site shows that the site gradually falls to the north west and therefore any surface water will likely fall away in this direction. The proposed development is likely to generate an increase in on-site surface water runoff, which needs to be controlled to prevent surface water flooding elsewhere, in order to meet the requirements of paragraph 155 of the NPPF. The FRA calculates the existing greenfield surface water run-off rates for both plots and estimates the volume of storage that will be required to ensure that the greenfield rate is not exceeded.
- 14.4 The FRA includes an indicative sustainable drainage strategy. The indicative scheme for plot A comprises modular storage located in the southern part of the site. The proposed SuDS features are designed to provide approximately 190m<sup>3</sup> of storage. For Plot B, the proposed SuDS for the site also comprises modular storage located in the southern part of the site which is designed to accommodate approximately 374 cubic metres of storage.
- 14.5 The Environment Agency and United Utilities have been consulted on the application and have not raised any objections to the proposals. United Utilities have suggested a condition requiring surface water to be drained from the development in accordance with the principles of the details submitted in the FRA. Given that the submitted details are indicative

only, it is considered necessary to condition that full details of a sustainable surface water drainage strategy to serve the development. Details of foul water drainage can be also be required by condition.

- 14.6 Following the above assessment, it is considered that the proposals would not result in a detrimental impact on flood risk or drainage capacity.

## **15. ECOLOGY AND TREES**

- 15.1 In relation to the ecological value of the site, the comments made by the objector to the proposals regarding the biodiversity value of the site are noted. However, the site is not subject to any national or local designations in this regard. A preliminary ecological appraisal and a bat survey have been submitted with the planning application.
- 15.2 The preliminary assessment found that a number of trees had the potential to support roosting bats and recommended further survey effort. Further surveys were undertaken at the site on 3 occasions. Further endoscopic inspections were undertaken on a number of trees on 2 occasions. A number of Common pipistrelle, Soprano Pipistrelle and Noctule bats were recorded throughout the site during the transects. No bats were recorded emerging from the trees and no signs of bats were found during the endoscopic inspection of the trees.
- 15.3 The report concludes that no further bat surveys are considered necessary as the overall risk to roosting bats is considered to be low. GMEU has not objected to this conclusion but have requested a condition stipulating that if bats or signs of bats are found at any time during works, works should cease immediately and advice sought from a suitably qualified bat worker. Officers have concerns regarding the enforceability of such a condition and therefore consider it more appropriate to attach this requirement as an informative, should planning permission be granted.
- 15.4 A number of trees are to be removed to facilitate the development. Given the potential to harm habitat that supports nesting birds, it is considered necessary to impose a condition on any planning permission restricting removal of vegetation to outside the breeding season (March to August) inclusive.
- 15.5 GMEU has also recommended that a condition requiring a scheme of biodiversity enhancements to be installed as part of the development to be submitted and approved. This is considered to be reasonable given that the proposal involves the erection of substantial buildings on a greenfield site. An invasive species (Montbretia) is present in the northern part of the site. GMEU consider that an informative advising the applicant of the need to remove this species from the site is necessary and can be attached to any permission granted.
- 15.6 In relation to the impact on trees, a Tree Survey has been submitted with the planning application. A number of category B trees/ groups of trees are proposed to be removed to facilitate the development. One of these trees is located in plot A, the remainder are located on the eastern boundary and in the western portion of plot B. The remainder of the tree planting within plot A are scrub and self-set trees, mainly Goat Willow, that are relatively low value.
- 15.7 The majority of the trees to be removed in plot B are also category C and is therefore considered not to be worthy of retention. There is a Beech tree outside 15 Helston Walk, outside but adjacent to the site which the Borough Tree Officer considers necessary to retain and the proposals indicate that protection measures would be placed on the north western boundary of the site, adjacent to the root protection area of that tree.

- 15.8 The Borough Tree Officer has not raised any objections to the proposals, subject to the imposition of conditions requiring full details of a soft landscaping scheme to be installed as part of the development and details of protection measures to be installed around the trees to be retained. These conditions are considered to be reasonable and are attached to the recommendation.

## **16. OTHER MATTERS**

- 16.1 Other than a restriction on the hours of operation of the proposed units and the hours of deliveries discussed previously in this report, the Borough EHO has raised no objections to the proposals. Conditions are requested limiting the hours of work during the construction phase of the development and requiring that all external plant and equipment be acoustically treated in accordance with the details contained within the noise assessment submitted with the planning application. These conditions are considered to be reasonable and are attached to the recommendation.
- 16.2 An adopted Public Right of Way (footpath HYD/58/10 runs parallel with the southern boundary of plot B. This footpath falls outside of the red line site area and would therefore not directly be affected by the proposed development. However, it is considered necessary to condition the submission and approval of management plan to ensure that this route remains unobstructed during the construction phase of the development. Such a condition is attached to the recommendation.
- 16.3 The Borough Contaminated Land Officer has recommended 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. Given the undeveloped nature of the land, this is considered to be reasonable and such a condition is attached to the recommendation.
- 16.4 The Coal Authority has raised no objections to the proposals as the site is located in an area considered to be at low risk in relation to coal mining legacy, subject to an informative advising the applicant of their responsibilities in this regard. Likewise, from an archaeological perspective, GMAAS has raised no objections to the proposals and not conditions are recommended in that regard.
- 16.5 In relation to the potential risk of creating opportunities for crime, the scheme does propose that unit E1 in the southern parcel would back on to the footway which currently runs parallel with the northern boundary of that parcel. That footway would however remain overlooked by the properties on the corner of Helston Close and Helston Walk to the north, which would retain adequate surveillance.
- 16.6 The southern elevation of the proposed Envirolab building would increase surveillance adjacent to the adopted footpath which runs parallel with the southern boundary of the site, representing an improvement on the existing situation in which a long stretch of that route is not overlooked. The sales, customer access and delivery entrances to the units proposed on plot A would all be located on the elevations facing the communal car parking area and would be overlooked by the properties on Helston Close beyond the western boundary of that parcel. The open nature of the front elements of the units would discourage activity to the rear of those buildings.
- 16.7 Greater Manchester Police have been consulted and have raised no objections to the proposals, subject to the imposition of a condition requiring the submission and approval of a Crime Impact Assessment of the development and the adoption of any necessary mitigation measures prior to the first occupation of any of the units. This condition is considered to be reasonable and is attached to the recommendation.



## **17. CONCLUSION**

- 17.1 The application proposes the erection of development that will generate employment on a site allocated for employment uses in the Unitary Development Plan. This allocation and the fact that the site is considered not to be of significant amenity value (for the reasons detailed in the main body of this report) when combined are considered to render the principle of development acceptable.
- 17.2 Following amendments to original submission to reduce the height of the building at unit E1 and subject to conditions limiting the hours of operation of the units and deliveries to and from the site, it is considered that the proposals would preserve the residential amenity of neighbouring properties. The buildings would take an appearance that is typical of commercial development and the scale, massing and design of the units would not result in a detrimental impact on the character of the surrounding area.
- 17.3 The proposal is considered not to be detrimental to highway safety, subject to the imposition of conditions and the securing of a pedestrian and cycleway improvement package through a Section 106 Agreement.
- 17.4 There are no objections to the proposals from the statutory consultees in relation to the revised layout of the scheme.
- 17.5 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

## **18. RECOMMENDATION**

Grant planning permission, subject to a Section 106 Agreement to secure the following:

A £50,000 contribution towards the following highway improvements:

- A total of 3 pedestrian crossings within the highway along the access road the serves the industrial estate and will form the main access point to the development
- Upgrading of the existing footway that runs along the access road to improve pedestrian access to the site
- Improvements to a 220 metre section of the public footpath running from Stockport Road through to Sandy Haven Close

Details of the management of the surface water drainage infrastructure to be installed to serve the development

Details of a management plan associate with deliveries being made to and taken from the site

And 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:

Proposed site layout plan (Drawing no. 4547-021)

Proposed laboratory elevations plan (Drawing no. 4547-027)

Proposed laboratory first floor plan (Drawing no. 4547-026)

Proposed laboratory ground floor plan (Drawing no. 4547-025)

Proposed unit E1 elevations plan (Drawing no. 4547-031 Rev. A)

Proposed unit E1 floor plan (Drawing no. 4547-030 Rev. A)  
Proposed units A1-A4 elevations plan (Drawing no. 4547-036)  
Proposed units A1-A4 floor plans (Drawing no. 4547-035)  
Proposed Sustainability Centre & Renewable Energy Centre plans and elevations (Drawing no. 4547-028)  
Proposed gabion wall elevation plan (Drawing no. 4547-037)

3. Notwithstanding any description of materials in the application form or 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 (including the gabion wall to be erected along the eastern edge of plot B); 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.
4. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drawing no. 4547-021) prior to the occupation of any of the units and shall be retained free from obstruction for their intended use at all times thereafter.
5. No development shall commence until details of tree protection measures to meet the requirements of BS5837:2012 have been installed around the trees to be retained within and adjacent to the boundaries of the site. The protection measures shall be installed in accordance with the approved details prior to the commencement of development and shall be retained in situ for the duration of the construction works. The construction works shall be carried out in accordance with the approved details.
6. 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.
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. 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 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.
9. 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.

10. No part of the development hereby approved shall be occupied until details indicating that the development shall achieve Secured By Design status have been submitted to and approved in writing by the Local Planning Authority. The crime prevention measures shall be implemented in accordance with the approved details, prior to the first occupation of any part of the development and the development shall be retained as such thereafter.
11. 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.
12. 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.

13. No development shall commence until a management plan detailing the measures to be put in place to ensure that the Public Right of Way (HYD/58/10) running through the application site (adjacent to the southern boundary of plot B) remains free from obstruction during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the location of signage to be installed and measures to ensure that the footway which runs along the western edge of plot B will also remain free from obstruction during the construction phase of the development. The approved measures shall be implemented on the commencement of development and shall remain in place as such for the duration of the construction phase of the development.

14. All fixed plant and machinery shall be acoustically treated in accordance with the recommendations made in RSK's Environmental Noise Survey and Plant Noise Assessment report, reference 297062-01 (00) dated 29 June 2018, prior to the first operation of any part of the development hereby approved. The development shall be retained as such thereafter.
15. The units at A1-A4 on Plot A and Unit E1 on Plot B (as identified on the approved plans) hereby approved shall operate or be open to members of the public outside of the hours of between 0730 and 1900 Monday to Friday, between 0730 and 1800 Saturdays and between 1000 and 1600 on Sundays and Bank and Public Holidays.

16. No deliveries shall be made to or taken from the development outside of the following hours:

Plot A (Units A1-A4) (as labelled on the approved plans): Monday to Friday between 0730 and 1900 and between 1000 and 1600 on Saturdays. No deliveries shall be made to plot A on Sundays or Bank/Public Holidays

Plot B (Unit E1 and Envirolab Building) (as labelled on the approved plans): Monday to Friday between 0730 and 1900, between 1000 and 1600 on Saturdays and between 1000 and 1600 on Sundays and Bank/ Public Holidays

The delivery arrangements are also subject to the provisions of the Section 106 Agreement to which this application is subject.

17. Prior to the first occupation of any of the units 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 units and shall be retained as such thereafter.
18. 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 units hereby approved.
19. Prior to the commencement of development, details of the means of draining foul water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. In the event that the proposal does not include connection to the mains sewerage network, technical specifications of the infrastructure to be installed (including details of the capacity) shall be submitted. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
20. 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.

21. 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 units and shall be retained as such thereafter.
22. No development above ground level shall commence until a detailed Travel Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of an electric vehicle charging strategy for the development and details of specific measures to promote the use of sustainable modes of transport. The electric vehicle strategy shall include details of the number of charging points to be installed, their location within the development and details of the management and maintenance of these facilities. The electric vehicle charging infrastructure shall be installed in accordance with the approved details, prior to the first occupation of any of the development hereby approved and shall be retained as such thereafter. The measures to promote sustainable modes of transport shall be implemented in accordance with the approved details on the first occupation of the development and shall remain in force thereafter.
23. No development shall commence until scaled plans detailing the existing and proposed ground levels on the site (with reference to a fixed datum point) 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.
24. Notwithstanding the provisions of the General Permitted Development Order 2015 (or any order revoking and re-enacting that order with or without modification), the trade counter floorspace identified within each of the units labelled A1-A4 on plot A (as labelled on the approved plans) shall not be extended without the express granting of planning permission by the Local Planning Authority.
25. No development above ground level shall commence until a Crime Impact Assessment detailing the measures to be implemented to minimise the risk of crime associated with the development and written evidence that Secured by Design status has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The crime prevention measures shall be implemented in accordance with the approved details prior to the first occupation of any of the units hereby approved and shall be retained as such thereafter.
26. Notwithstanding the provisions of the General Permitted Development Order 2015 (or any order revoking and re-enacting that order with or without modification), the use of the buildings within the development (as identified on the approved plans shall not be changed from the following use class without the express granting of planning permission by the Local Planning Authority:

Plot B – Unit E1 - use class B1(c) – (light industry appropriate in a residential area)

Plot B – Envirolab building - use class B1(b) – research and development of products and processes)

Plot B - RSK Sustainability Centre - use class B1(c) – (light industry appropriate in a residential area)

Plot B - RSK Renewable Energy Centre - use class B1(c) – (light industry appropriate in a residential area).