

Application Number 19/00011/REM

Proposal	Reserved matters approval sought for the appearance, layout, scale and landscaping of a development of 60 dwellings, following the granting of outline planning application ref. 16/00897/OUT.
Site	Carrfield Mills, Newton Street, Hyde
Applicant	Eccleston Homes
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 application seeks reserved matters approval for a scheme for 60 no. dwellings. The description of development at the outline application stage indicated a development of up to 127 units on the site, although no conditions setting a maximum quantum were attached to the decision notice.
- 1.2 The applicant has provided the following documents in support of the planning application:
- Design and Access Statement
 - Crime Impact statement
 - Phase I and II Ground investigation reports
 - Flood risk and drainage assessment
 - Planning Statement;
 - Statement of Community Involvement
 - Arboricultural Impact Assessment; and,
 - Ecological Assessment
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited as this relates to the principle of development, which was established under the outline planning permission. For the same reason, the fact that the site is allocated for employment purposes within the UDP is not relevant to the determination of this application, as the principle of residential use has already been established through the granting of outline planning permission.

2. SITE & SURROUNDINGS

- 2.1 The application relates a parcel of land measuring 2.75 hectares which was the site of a cotton mill. The site has now been cleared of buildings although significant areas of hardstanding remain. The site is irregular in shape and lies on one side of a valley with an open watercourse, Godley Brook, running through it, and three derelict mill ponds, at the bottom, southern edge of the site. To the north and east of the site is a modern residential development. Because of the sloping nature of the site, this is at a higher level than the proposed development. To the south of the site, beyond the mill ponds, is a steep embankment, with dense vegetation, up to industrial properties on Clark Way. To the west, beyond the brick wall on the boundary, is Newton Street with established housing and woodland beyond.

3. PLANNING HISTORY

- 3.1 16/00897/OUT - Residential development comprising up to 127 dwellings (C3), access, public open space, landscaping and associated recreation facilities, together with the provision of related infrastructure. Outline - all matters reserved for subsequent approval apart from vehicular access into the site – 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 as an Establishment Employment Area

4.2 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
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.3 Part 2 Policies

- H2: Unallocated sites
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H7: Mixed Use and Density (Density being relevant to this proposal)
- H10: Detailed Design of Housing Developments
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- C1: Townscape and Urban Form
- N7: Protected Species
- MW11: Contaminated Land.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

4.4 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2018;

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.

4.5 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

4.6 Planning Practice Guidance (PPG)

- 4.7 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.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – Raised the following concerns in relation to the original submission:

1. The proposed junction from the proposed Development onto Newton Street does not have the minimum required forward visibility splay.
2. The proposed turning heads on Road 1 and 2 do not meet the required LHA required adoptable standards with adjacent footway of 1.8m min.(see standard detail attached)
3. The applicant's proposals for having more than 5 properties on a private street are unacceptable to the LHA. This will have to be designed to LHA adoptable standards of 5.5m min carriageway width and a min 1.8m footpath either side, with suitable street lighting. (House 1-7 + 27-35)
4. Proposed abandonments of existing access must be reinstated to existing footway standards.
5. Proposed bridge over Godley Brook must be of adoptable standard width of 5.5m min carriageway width and a min 1.8m footpath either side and detailed designs submitted to LHA at planning stage.
6. There should be provisions designed in for Traffic Calming along Road 1+ 2.

Following revision to the scheme, a turning head has been introduced on the southern side of the Brook following the upgrading of the specification of the crossing over the watercourse. These revisions have ensured that no more than 5 properties are to be accessed via private driveways across the development. A condition should be attached to the planning permission requiring details of the structural integrity of the retaining walls adjacent to the Brook to be submitted to ensure that the infrastructure is/can be made sufficiently robust to facilitate the proposed bridge across the watercourse.

- 6.2 United Utilities – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.3 Greater Manchester Ecological Unit - No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal, requiring the provision of biodiversity

enhancement measures within the development and the undertaking of a precautionary pre-commencement survey in relation to badger activity on the site.

- 6.4 Borough Contaminated Land Officer - No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.5 Borough Environment Health Officer - No objections to the proposals subject to conditions. Relevant conditions were also attached to the outline planning permission.
- 6.6 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.7 Lead Local Flood Risk Authority – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.8 Environment Agency - No objections to the proposals. Conditions relating to the means of draining surface water from the development (including a sustainable drainage system) were attached to the outline planning permission.
- 6.9 Coal Authority – no objections to the proposals, subject to the compliance with the relevant conditions attached to the outline planning permission.
- 6.10 Greater Manchester Police Architectural Liaison Officer – no objections to the proposals, subject to a condition requiring compliance with the security measures detailed in the Crime Impact Assessment submitted with the planning application.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No representations have been received.

8. ANALYSIS

- 8.1 The key issues to be assessed in the determination of this planning application are:
 - 1) The principle of development;
 - 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
 - 3) The impact upon the residential amenity of neighbouring properties;
 - 4) The impact on highway safety;
 - 5) The impact on flood risk;
 - 6) The appropriateness of the proposed landscaping scheme; and,
 - 7) Other matters

9. PRINCIPLE

- 9.1 The principle of residential development on the site was established at the outline stage, at which point the proposal was for up to 127 units. Policy H7 of the UDP indicates that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land.
- 9.2 The applicant has provided a plan at this reserved matters stage which indicates that approximately 1.25 hectares of the site is excluded from the developable area due to the presence of the Brook and ponds in the southern part of the site, the need to retain an easement along the corridor of the Brook and the area around the substation to be located in the south western corner of the site.

- 9.3 The developable part of the site would therefore equate to approximately 1.5 hectares. The scheme has been amended to increase the number of units from 57 to 60. At 60 dwellings over 1.5 hectares, the scheme equates to approximately 40 dwellings per hectare and would therefore fall within the range required by policy H7.
- 9.4 Notwithstanding this, officers are mindful that the density of development considered to be acceptable at the outline stage was considerably higher. A development of 127 units over the same developable area would constitute a density of approximately 85 dwellings per hectare. The report presented to members when determining the outline application did indicate that this density, although possible, was ambitious. The indicative scheme presented at the outline stage relied on 5 storey flatted development to the south of the Brook to achieve this density. Given the dramatic drop in land levels between that part of the site and Newton Street adjacent to the western boundary, this height of development could be achieved in principle without detrimentally affecting the character of the area.
- 9.5 However, it would have resulted in a development made up of comfortably over 50% flatted development. The adopted Housing Needs Assessment (HNA) for the Borough indicates that 680 units per year are required to be developed in Tameside to meet housing need. On the basis of the evidence of aspiration and need across the Borough, the assessment indicates that 54 of these units should be flats/ apartments, equating to approximately 8% of the required annual stock. On the basis of this evidence, it would appear that the outline scheme presented viability challenges in terms of the ratio of apartments to dwellings.
- 9.6 Nevertheless, the HNA also indicates a 3.7% deficit between the supply of 2 bedroom apartments and the market expectations within Hyde Newton, the ward within which the application site is situated. A viability case has been presented by the applicant which indicates that, on basis of a 90 unit scheme with 30 apartments, the scheme would not be viable, based on the cost of developing the site and the anticipated sale price of the apartments. The sales values were based on an average of recent transactions within the locality and pointed to examples of properties where sales values had not increased in recent sales compared to 2007 prices.
- 9.7 The Council has employed an independent consultant to review the viability case. The result of this exercise concluded that whilst there are examples of units that have sold relatively recently for more than the anticipated sales values used by the applicant in their viability appraisal, the rate of sale is 14 units in the last 12 months, within the whole SK14 post code area. Reducing this to a ward level would suggest a relatively low level of demand for apartments at current market rates.
- 9.8 There are question marks around the extent of the overall financial deficit that the applicant has concluded in their viability appraisal as the costs of site levelling and remediation apply regardless of the form that the redevelopment of the site would take. However, officers acknowledge that 8% of a 90 unit scheme would only equate to 7 apartments being provided in line with the ratios detailed in the Housing Needs Assessment as previously quoted. To achieve 90 units overall, far more semi-detached/terraced units would be required and the HNA indicates a significant overprovision of 3 bed semis and terraced units within Hyde Newton, as well as in the neighbouring Hyde Godley and Hyde Werneth wards.
- 9.9 The applicant has forwarded information from the former owner of the site, who was the applicant at the outline stage. This information indicates that a number of house builders were approached following the granting of the outline planning permission. The reliance on flatted development to achieve the density of development approved and the significant constraints in developing the site (associated with the levels, the constraints provided by the Brook and ponds and contamination associated with the historic industrial use) resulted in all but Eccleston Homes (the applicant for this reserved matter scheme) declining to make an offer on the site.

- 9.10 Paragraph 122 of the NPPF states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified needs of different types of housing....and the availability of land suitable for accommodating it;
 - b) local market conditions and viability
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes and limit future car use
 - d) the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change
 - e) the importance of securing well-designed, attractive and healthy places.
- 9.11 Having regard to national policy, taken cumulatively, the apparent lack of demand for apartments within the wider SK14 postcode area and the evidence provided by the previous landowner of the reasons why a number of prospective developers declined to pursue the site based on the outline scheme or for any alternative, it is considered that the applicant has demonstrated that a lower density of development is justifiable in this case. This information is considered to demonstrate that there are local market and viability considerations which render the density of development as proposed at this reserved matters stage acceptable and local evidence of a slow demand for apartments as a house type.
- 9.12 This assessment is made within the context of the fact that the reserved matters scheme falls within the range of densities considered to be appropriate in accordance with policy H7. Whilst that policy does state that higher densities should be considered appropriate in sustainable locations (such as this), the viability considerations demonstrated by the applicant are considered sufficient to conclude that the density of development proposed is the optimal level in this case.
- 9.13 Paragraph 123 of the NPPF states that where there is an existing.....shortage of land for meeting identified housing needs (as is currently the case in Tameside) it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Whilst the development proposed by this reserved matters application is clearly significantly below the ceiling number approved at outline, on the basis of the evidence provided by the applicant and the contents of the adopted HNA, it is considered that the potential of the site would be achieved, given the constraints that apply.
- 9.14 The density of development is therefore considered to be appropriate, subject to all other material considerations being satisfied.

10. CHARACTER

- 10.1 The scheme would provide an active frontage to the north western corner of the site, the only element of the site that is widely visible in public views. To the south of the access point into the development, land levels drop substantially and therefore the central section of the scheme (bound by roads 1, 2 and 3 as labelled on the proposed site plan) would start to drop away from the level of Newton Street, ensuring that properties orientated to face north and south respectively in this section of the development would not result in an incongruous frontage across the western boundary of the site.
- 10.2 The layout would respond to the constraints provided by residential development adjacent to the northern and eastern boundaries of the site, with the properties proposed within that development backing on to those boundaries.

- 10.3 The scheme has been amended to increase the number of units on the southern side of the Brook. This has resulted in a more positive engagement with the watercourse, which forms an attractive feature of the development. This also improves the strength of character in the southern part of the site, avoiding a weak density in this parcel beyond the Brook.
- 10.4 The scheme includes a number of properties which would contain integral garages, which allows a reduction in the reliance on frontage parking on a number of the plots. The properties located in the north western corner would have detached garages, set back within their respective plots. Garage provision across the majority of plots allows frontage parking to be confined to areas of the development that are less exposed to wider public views and as such, this feature would not detract from the character of the wider area.
- 10.5 In relation to the proposed house types, the dwellings would follow the principles of arts and crafts development. Although not directly related to the character of the modern development to the north and east or the more traditional terraced properties to the north west of the site, the site is considered to be an opportunity to introduce a distinct character of development, with a form and massing that relates to the scale of much of the surrounding development.
- 10.6 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11. RESIDENTIAL AMENITY

- 11.1 The separation distances to be retained between the rear elevations of the properties on the northern and eastern edges of the site and the existing neighbouring properties that back on to those respective boundaries of the land would meet the requirements of the Residential Design Guide, which requires 21 metres to be retained between corresponding elevations with habitable room windows that directly face each other, reducing the 14 metres where elevations are blank or include secondary windows (taken not to be sensitive habitable room windows). This would ensure that no unreasonable overlooking into or overshadowing of any of the neighbouring properties could occur as a result of the proposed development.
- 11.2 The first floor windows in the eastern elevations of plots 2 and 19 can be required to be obscurely glazed without affecting the residential amenity of the future occupiers as the openings in each case would serve a landing. This would ensure that no unreasonable overlooking could occur into the respective neighbouring properties.
- 11.3 Adequate separation distances between plots within the development would be achieved to ensure that the residential amenity of future occupants would be preserved.
- 11.4 Following the above assessment, it is considered that the proposed scheme would preserve the residential amenity of neighbouring properties and the future occupants of the development.

12. HIGHWAY SAFETY

- 12.1 The Local Highway Authority objected to the original proposals for the reasons summarised in paragraph 6.1 of this report. Following revision to the scheme, a turning head has been introduced on the southern side of the Brook following the upgrading of the specification of the crossing over the watercourse. These revisions have ensured that no more than 5 properties are to be accessed via a single private access across the development.

- 12.2 Whilst the concerns regarding the visibility splays from the access are noted, this reserved matter scheme would utilise the point of access approved at the outline stage. This issue cannot therefore be revisited at this reserved matters stage. Given that the extent of the highway that would be of adoptable width has been extended to cross the Brook, it is considered that traffic calming measures across the development could be introduced under powers available to the Council as Local Highway Authority. The blocking up of the existing access points on the western boundary of the site is a matter that can be secured by condition.
- 12.3 The scheme makes provision for 2 car parking spaces per dwelling, with a number of the plots including garages and driveways to the front of the units. In addition, 2 areas of communal visitor parking are proposed, one on the western edge of the site, to the north of the Brook, and the other adjacent to the substation proposed in the south western corner of the overall development.
- 12.4 A condition can be attached to the planning permission requiring details of the structural integrity of the retaining walls adjacent to the Brook to be submitted to ensure that the infrastructure is/can be made sufficiently robust to facilitate the proposed bridge across the watercourse. Such a condition is considered reasonable and related to the layout of the development and is therefore attached to the recommendation.

13. FLOOD RISK

- 13.1 A large proportion of the site is located within flood zone 2, which is at a higher risk of flooding than land located within flood zone 1. The area immediately around the Brook running through the site is at flood zone 3, which is considered to be at a high risk of flooding. The latter does not form part of the developable area however.
- 13.2 Condition 4 of the outline planning permission required compliance with the Flood Risk Assessment (FRA) submitted with that application and specifically the following mitigation measures:
1. The finished floor levels are set at least at 92.81mAOD as per section 4.7 of the FRA
 2. Surface water runoff rates and volumes are reduced by 30% compared to pre-development rates and volumes if existing connection into Wilson brook are proven, otherwise limited to Greenfield runoff rates and volumes to discharge directly into Wilson brook. Details of exceedance event up to a 1% AEP plus climate change allowance shall be provided.
- 13.3 On the basis that this condition is complied with, the Environment Agency has not raised any objections to the proposals. Conditions relating to foul and surface water drainage were also attached at the outline stage. United Utilities have not raised any objections to the proposals, subject to compliance with these conditions. These conditions do not need to be re-imposed at this reserved matter stage.

14. LANDSCAPING

- 14.1 The applicant has submitted indicative details of the proposed soft landscaping and details of a hard landscaping scheme. The species mix proposed include Maple, Alder and Oak trees and the plans detail the location of shrub and hedge planting and areas to be grassed. Trees would be planted to the front of a number of the dwellings, presenting attractive features on the street frontages and comprehensive planting would be provided in public open space areas on the northern edge of the Brook, in the south eastern corner of the site and adjacent to the substation in the south western corner of the site. Details are

also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed.

- 14.2 The Tree Officer has no objections to the proposals. Subject to a condition requiring specific details of the soft landscaping scheme to be submitted and approved and conditions relating to the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the indicative approach to soft landscaping is considered to be acceptable.
- 14.3 In relation to hard landscaping, the plans indicate that grey paving would be utilised to cover pathways. Following revisions to the layout, it is considered necessary to condition details of the treatment of the private roads within the scheme. In terms of boundary treatments, railings would be installed at the entrance to the site, connecting to the existing sections of the brick wall to be retained on the western boundary of the site. The other exposed boundary treatments would run parallel with the northern and southern edges of the easement to be provided either side of the Brook. Low rise railings would be provided in these locations.
- 14.4 Following the above assessment, the hard landscaping and boundary treatments proposals are considered to be acceptable. The principles of the indicative landscaping scheme are acceptable, with the details to be secured by condition.

15. OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals, subject to the compliance with the relevant conditions attached to the outline planning permission.
- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of biodiversity enhancements and details associated with the management of the area surrounding the Brook. Relevant conditions were attached to the outline planning permission and do not therefore need to be re-imposed.
- 15.3 Condition 15 on the outline planning permission imposed limits on the timing of tree/vegetation removal. This condition does not need to be re-imposed at this reserved matters stage therefore. A key biodiversity enhancement was secured through the improvement of the Brook environment, with relevant conditions imposed at the outline stage.
- 15.4 In relation to designing out crime, Greater Manchester Police have not raised any concerns in relation to the layout of the proposal, which does not include any alleyways providing access to the rear of plots and no communal parking areas are proposed. Compliance with the measures detailed in the crime impact statement submitted with the reserved matters application can be secured by condition.
- 15.5 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 12 of the outline planning permission.

16. CONCLUSION

- 16.1 The principle of residential development on the site was established at the outline stage. Whilst the density of development now proposed at this reserved matters stage is significantly less than the ceiling number approved at the outline stage, the density of the developable area is within the range considered to be acceptable by policy H7 of the UDP. The evidence provided by the Housing Needs Assessment also indicates that the proportion of the scheme that would be required to be flatted development in order to achieve the ceiling density approved at the outline stage would be significantly more than the 8% considered to be a reasonable percentage across the overall housing stock required to be approved in the Borough on an annual basis.
- 16.2 The proposed layout would preserve the character of the site and surrounding area. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate, subject to some further details being secured by condition.
- 16.3 Following amendments to the scheme to increase the width of the highway crossing over the Brook and the reduction in the number of properties to be served by private access roads, the Local Highway Authority has not raised any objections to the proposals.
- 16.4 There are no objections to the proposals from the statutory consultees in relation to flood risk/drainage, landscaping, ecology, contaminated land or any of the other material considerations.
- 16.5 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans received on 2 March 2018:
 - 1:1250 Site location plan
 - Amended proposed layout plan (drawing 102 Rev. B)
 - Amended materials and enclosures plan (Drawing no. 103 Rev. A)
 - Hartford house type plans and elevations (drawing no. HT-P-01)
 - Single garage plans and elevations (drawing no. SG-P-01)
 - Twin double garage plans and elevations (Drawing no. Tdg-P-01)
 - Frodsham house type plans and elevations (drawing no. FR-P-01)
 - Windle house type plans and elevations (drawing no. WI-P-01)
 - Willaston house type plans and elevations (drawing no. WN-P-01)
 - Whalley 2 house type plans and elevations (drawing no. WH2-P-01)
 - Tarleton house type plans and elevations (drawing no. TA-P-01)
 - Clitheroe house type plans and elevations (drawing no. CL-P-01)
 - Buckley house type plans and elevations (drawing no. BU-P-01)
 - Knee rail fence detail plan (Drawing no. F09)
 - Estate rail fence detail plan (Drawing no. F07)
 - 1800mm close boarded fence (Drawing no. F02)
2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway

3. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and areas shall be carried out in accordance with the details shown on the following approved plans:

Amended materials and enclosures plan (Drawing no. 103 Rev. A)

4. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site layout plan (drawing 102 Rev. B) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
5. The boundary treatments to be installed on each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number 103 Rev. A prior to the occupation of that dwelling. The development shall be retained as such thereafter.
6. Notwithstanding the details submitted with the planning application, no above ground development shall commence until full details of a scheme of 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

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

7. The approved scheme of soft landscaping shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved. 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.
8. The window openings on the elevations of the following plots of the development hereby approved shall be fitted with obscured glazing to meet Pilkington Standard level 3 in obscurity as a minimum, prior to the first occupation of that plot:
 - first floor openings in the eastern elevations of plots 2 and 19The development shall be retained as such thereafter.
9. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for the blocking up of the existing accesses on the western boundary of the site that are not to be used as the access into the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location and extent of the areas to be blocked and details of the material to be used in the construction of the new treatments. The existing access points shall be blocked up in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
10. Prior to the installation of the substation to be erected as part of the development hereby approved, details (include scaled elevation plans and details of the construction

material and finish) of the substation shall be submitted to and approved in writing by the Local Planning Authority. The substation shall be erected in accordance with the approved details and shall be retained as such thereafter.

11. Prior to occupation of any of the dwellings hereby approved, samples of the materials to be used in the construction of the surface of the private roads/driveways of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The private roads/driveways shall be constructed in accordance with the approved details prior to the occupation of any of the dwellings and shall be retained as such thereafter.
12. Prior to the first occupation of each dwelling of the development hereby approved, the security measures detailed in Section 4 of the crime impact assessment submitted with the planning application shall be implemented in accordance with the submitted details and the development shall be retained as such thereafter.
13. Prior to the first occupation of any of the dwellings hereby approved, a structural survey of the existing retaining structures adjacent to the Brook in the southern part of the site shall be submitted to and approved in writing by the Local Planning Authority. The survey shall assess the potential impact of the highway crossing over the Brook on the structural integrity of these structures and shall detail any mitigation measures considered to be necessary. The development shall be carried out in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.