

Application Number 21/00881/FUL

Proposal	Erection of a 5 storey apartment building (32no. total apartments) with associated landscaping, separate bin storage and undercroft car parking at ground floor level.
Site	Site of former North Star public house, Queen Street, Dukinfield
Applicant	SMN Design and Construction Ltd
Recommendation	Members resolve to grant planning permission, subject to recommended conditions.
Reason for Report	A Speakers Panel decision is required as the application constitutes a major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks full planning permission for a residential development comprising of 32 apartments and associated works.
- 1.2 The accommodation would be provided within a modern 4 storey block incorporating undercroft car parking. The accommodation mix would comprise of 20 x 1 bedroom apartments and 12 x 2 bedroom apartments all of which would be provided on an affordable basis via a registered provider. There would be 8 apartments laid out across each floor, 4 either side of a central corridor. The building would be located on vacant land which was formally occupied by a public house.
- 1.3 The apartments would measure either 53 square metres (sqm) or 70sqm in area and comprise of a kitchen/living area, bedroom, separate bathroom and dedicated built in storage. The proposal would see the accommodation provided on a 100% affordable basis via a registered housing provider.
- 1.4 The building makes provision for 24 parking spaces within an undercroft accessed via a private gated entrance off Queen Street. There would be limited soft landscaping to the frontage of the apartment block.
- 1.5 The building would be constructed from a red and buff brick. Vertical glazing would be separated by feature metallic panelling and boundaries would be constructed from brick and railings. Window openings would be positioned with a deep reveal to the front and rear elevations only. The building would have a flat roof located behind a parapet which would have a reveal to all elevations.
- 1.6 The application has been supported by the following reports;
 - Full Plans Package
 - Design and Access Statement
 - Drainage Strategy
 - Ecological Impact assessment
 - Geo-Environmental Assessment

2. SITE & SURROUNDINGS

- 2.1 The application site is located off Queen Street within the Central Estate. The estate was constructed in the 1960s/70s period and comprises of a series of maisonettes set within 3

and 4 storey blocks accessed from external walkways. The estate is set within communal landscaped grounds immediately to the east of King Street. Within the estate there are a series of dedicated walkways which connect to services outside of the estate as well as an onsite retail parade.

- 2.2 The site itself was formally occupied by the North Star public house which was demolished over 10 years previous. The site comprises of a vacant hard surfaced area, it is rectangular in shape and measures approximately 880sqm in area, the site is flat but there are retaining structures to the rear (southern) boundary to account for a change in site levels beyond the site. Vegetation within the site is largely self-set and no trees or shrubs are of any significant amenity value.

3. PLANNING HISTORY

- 3.1 05/00373/OUT - Erection of 18no self-contained apartments within a 4 storey block – Approved 01/06/2005
- 3.2 07/00826/REM - Erection of 15no. 2 bed apartments and 3no. 1 bed apartments with undercroft car parking – Approved 12.09.2007

4. RELEVANT PLANNING POLICIES

- 4.1 **Tameside Unitary Development Plan (UDP) Allocation:** Unallocated.

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;
- 1.11: Conserving Built Heritage and Retaining Local Identity; and
- 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
- H6: Education and Community Facilities
- H7: Mixed Use and Density.
- H10: Detailed Design of Housing Developments
- OL4: Protected Green Space.
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management
- T10: Parking
- T11: Travel Plans.
- C1: Townscape and Urban Form
- N4: Trees and Woodland
- N7: Protected Species
- MW11: Contaminated Land
- U3: Water Services for Developments
- U4: Flood Prevention
- U5: Energy Efficiency

4.4 National Planning Policy Framework (NPPF)

- Section 2 Achieving sustainable development
- Section 6 Delivering a sufficient supply of homes
- Section 7 Ensuring the vitality of town centres
- Section 8 Promoting healthy and safe communities
- Section 9 Promoting sustainable travel
- Section 11 Making effective use of land
- Section 12 Achieving well-designed places
- Section 14 Meeting the challenge of climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment

4.5 Other Policies

- TMBC Residential Design Supplementary Planning Document
- Trees and Landscaping on Development Sites SPD adopted in March 2007
- Tameside Open Space Review 2018

5 PUBLICITY CARRIED OUT

5.1 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 the application has been advertised as a Major Development.

- Neighbour notification letters to 107 addresses
- Display of site notice
- Advertisement in the local press

6 RESPONSES FROM CONSULTEES (SUMMARISED)

6.1 Coal Authority – The application site falls within the defined Development High Risk Area. Suitable Risk Assessment has been undertaken which has been informed by site investigations. No objections are raised.

6.2 Contaminated Land – No objections. Recommend condition for further investigation and remediation if deemed necessary.

6.3 Education – Would like to see a contribution towards education infrastructure. No assessment of local need within the catchment area has been provided.

6.4 Environment Health Officer (EHO) – No objections subject to conditions relating to working hours and details of refuse storage arrangements.

6.5 Greater Manchester Archaeology Advisory Service – No objection. Comment that the application is not supported by an archaeological assessment or heritage statement. It is probable that any redevelopment of the site will encounter the buried foundations of nineteenth century terraced houses that once occupied the site, however subsequent redevelopment and street layout alterations during the mid to late twentieth century, including the construction and demolition of the former North Star public house, will have severely truncated and damaged any such remains. It is likely that only fragmentary survival of nineteenth century fabric will survive, suggesting that the area could only offer a marginal contribution towards our understanding of the period. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.

- 6.6 Green Space Manager – No objection to the proposals. No contribution for offsite improvements are sought.
- 6.7 Local Highway Authority (LHA) – Recommend a conditional approval. The development would not in the LHA's opinion have an unacceptable impact on highway safety or capacity of the highway network. The access/egress arrangements onto Queen Street are satisfactory and the level of parking whilst below 100% can be tolerated given the sustainable credentials of the site.
- 6.8 Housing Growth – Supportive of the proposals and the contribution to affordable housing.
- 6.9 Lead Local Flood Authority (LLFA) – Have reviewed the drainage strategy and raised no objections. Site is not prone to flood risk and identify that further investigation is required to identify whether surface water can be addressed via infiltration.
- 6.10 Police (Secure by Design) – No comments received on the submitted Crime Impact Statement.
- 6.11 Transport for Greater Manchester (TfGM) – Development is below the threshold of a highway impact assessment. Recommend that secure cycle parking is provided.
- 6.12 United Utilities – Raise no objections, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Recommend drainage design be addressed via conditions requesting compliance with the drainage hierarchy.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the consultation undertaken there have been two letters of objection received.
- 7.2 The following concerns have been raised within the individual objection letters, these are summarised as follows:
- Private residential accommodation should not be built in the area;
 - The design will impact on the amenity of the area;
 - Impact upon natural light and overshadowing to properties;
 - Increased traffic and associated disruption;
 - Site should be developed as a park and not housing; and
 - Lack of investment in the central estate why build new properties.

8. ANALYSIS

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Paragraph 219 of the NPPF confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.
- 8.3 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan (2004) and the Greater Manchester Joint Waste Plan Development Document.
- 8.4 The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For decision on planning applications this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted.

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Section 5 of the NPPF requires local planning authorities to support the delivery of a wide choice of quality homes in sustainable locations. The site is not allocated on the adopted UDP proposals map and is not subject to any other designations. Policy H2 (Unallocated Sites) applies to housing development proposed on unallocated sites, it gives preference to the reuse of previously developed sites. Paragraph 60 of the NPPF identifies the Government objective to significantly boost the supply of homes, stating that it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay. UDP policies 1.6, H1 and H2 promote the re-use of previously developed sites within accessible areas, given the sites location within an established residential area with links to services the proposals would meet these policy objectives.
- 9.2 With regard to the principle of the residential redevelopment of the site, it is noted that this principle has been established on the granting of previous planning permissions the last of which was in 2007. Previous permissions had not been implemented and the permission had lapsed it remains that the site is undeveloped and reflects negatively on the local environment.
- 9.3 There is no doubt that the site constitutes previously developed land (PDL) for the purposes of the planning assessment. The proposal presents an opportunity to address this by instating long-term stewardship of the site. The Council does not have a five year housing supply, where this is the case the NPPF is clear that contribution to housing supply is a material consideration in the assessment process. The opportunity to make a positive contribution to housing supply by the redevelopment of a brownfield site is considered to be highly sustainable and this is afforded significant weight in the determination of the application.
- 9.4 The site is located within a highly accessible area well connected to public transport, local services and employment uses within Dukinfield and Ashton. Paragraph 11 of the NPPF requires that all developments are considered in light of their sustainable credentials, which have three dimensions (economic, social and environmental). The development would contribute directly to the choice of housing, particularly since it is proposed to be provided on an affordable basis. There would also be direct economic gains associated with the construction phase of the development. The social role would be fulfilled with the commitment to affordable housing. On the matter of the environmental impact and the sustainable credentials, the redevelopment of PDL carries significant weight along with the locational factors relating to access to services and transport, appropriate levels of ecological mitigation can be secured and the accommodation can be constructed to reduce energy/carbon emissions. Therefore, the overall sustainable credentials are not questioned, and the proposals are considered to achieve the three dimensions of sustainable development through the contribution to the supply of affordable housing within a sustainable location.

10. DESIGN & LAYOUT

- 10.1 Policies within the UDP, NPPF and the adopted Residential Design Guide SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making objectives. The NPPF emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 134).
- 10.2 The key factors to evaluate are the building's scale, form, massing, facing materials and relationship to other buildings. The local area has a strong identity, as defined by the residential blocks within the Central Estate. The various residential blocks frame the access roads in a consistent manner with the blocks also separated by communal areas of open space.
- 10.3 The site is rectangular in shape and this dictates the design and form of the apartment block proposed. Overall, the development responds to the location in a considered manner. Whilst the existing residential blocks are predominantly 3 storeys in height there is precedent for 4 storey split level buildings where there is a change in level. At an equal 4 storeys in height the proposals would only be marginally larger than that of the immediate terrace block at Alderley Terrace.
- 10.4 With reference to the design and architectural finish, the block would exhibit a more contemporary form than that of the established terraces within the Central Estate. The main difference to the design and form is the inclusion of the internal stairwell. This is welcomed as it gives a consistent finish to the external elevations and is also deemed to be more secure for future residents.
- 10.5 The materials palette would include two brick types with the building sitting on a buff plinth with a red multi-rustic above. The fenestration follows a consistent arrangement across elevations with a strong vertical emphasis to openings. These windows would be set within a deep reveal with a band of external panels adding interest to the appearance. The entrance has been improved through the inclusion of glazed curtain walling, this improves the legibility of the entrance as well as overall security through passive surveillance. The parapet would be defined by soldier courses to add texture and depth to the buildings appearance. The quality of the materials would be secured under a condition requiring full submission of all details to the LPA.
- 10.6 The development would frame Queen Street in an appropriate manner and the overall approach to the design is considered positive in terms of how it responds to the site's constraints and the relationship to the surrounding area. The elevations and materials respond successfully to the site's context, the design exhibits depth and character which is befitting of the locality and meets with design objectives.
- 10.7 Apartments represent a very efficient use of land, demonstrated by the density which can be achieved. The site measures approximately 0.09ha in area so the density would equate to 400 units per hectare. Whilst this density would appear to be substantial, in the context of the locality there is more than adequate capacity to accommodate the scale of development. The scale of the development aligns to NPPF objectives to promote the efficient re-use of land within established urban areas particularly in periods of housing undersupply.
- 10.8 Having full consideration to the design merits of the proposal, and the layout of the scheme, the development would deliver an attractive residential environment which would complement the existing area. The scale and density of the development is reflective of that of the built form within the Central Estate and the design and form would be compatible with the street scene and relationship to neighbours. A condition will require that material samples are presented prior to their use within the construction, this would ensure that the final

appearance is of high quality standard and in line with what has been set out in the proposed scheme.

- 10.9 The redevelopment of the site would uplift the appearance of the locality and contribute to environmental improvements in the local area. The proposal adheres to the objectives of UDP policy H10 and the adopted SPD which stress the importance of residential development being of an appropriate design, scale, density and layout.

11. DESIGN AND RESIDENTIAL AMENITY

- 11.1 The policies of the adopted Residential Design Guide strive to raise design standards; they should be applied along with the criteria of Building for Life (BfL). Good design is aligned to the delivery of high quality residential amenity standards, this should reflect equally on the environment of existing residents as well as that of future residents. Technical standards (spacing distances policy RD5) form part of the criteria to the assessment of good design, but this should not override principles of successful place making. Good design is about how buildings relate to one another, their place within the streetscape and interaction within their surroundings. Developments should not be dictated by highway (policy RD13) they should observe established street patterns (policy RD3) and promote natural surveillance at street level (policy RD4).
- 11.2 Since the demolition of the public house the site has stood vacant and contributes little to the local amenity and environment quality. There would be direct amenity benefits attributed to the investment and redevelopment of the site.
- 11.3 The siting of the apartment block is such that it would be positioned to present a gable 20.7m from the rear elevation of Alderley Terrace (located to the west), 18.3m from the gable of Queens Terrace (located to the east) and 16m (to the south) from the rear of Dukinfield Methodist Church. The spacing standards required by policy RD5 would be met and the relationship to existing properties deemed to be acceptable with reference to privacy, overshadowing and outlook.
- 11.4 The occupants of the apartments would be served with a good level of amenity. The layout of the accommodation is such that they have well-proportioned room sizes in line with housing technical standards. The apartments are served with large levels of glazing which will provide good levels of light and ventilation. Residents will also have access to the wider amenity space and onsite services which serve the Central Estate.
- 11.5 The layout and form of development represents a considered response to its context, and would avoid any undue impact on the amenity of neighbouring properties which overlook the site, and for future occupiers by reason of visual intrusion, overshadowing, loss of daylight, overlooking or loss of privacy and accords with the provisions of policy H10 and the adopted SPD.

12. HIGHWAY MATTERS

- 12.1 Pedestrian and vehicular access would be taken off Queen Street via a barrier controlled entrance. A total of 24 parking spaces along with dedicated cycle storage would be provided within a secure undercroft.
- 12.2 The accommodation would be provided on an affordable (rental) basis via a registered provider. Typically, car ownership amongst tenants is likely to be lower than compared to open market accommodation and this is reflective across occupants of the wider Central Estate. The development would require only minor improvement to the entrance onto Queen

Street, this would be limited to improvements to pedestrian footways and lighting where necessary. The extent of works could be controlled via planning conditions.

- 12.3 The development proposes 24 no. off street vehicle parking spaces, a planning condition will also ensure that provision is made for electric vehicle charging. Policy RD8 requires 0.5 parking spaces and the level of parking provision meets with policy guidance. In addition, the applicant is committed to the delivery of proposals for secure/covered cycle storage, this along with the site's location, within close proximity to sustainable transport facilities, provides residents with an attractive alternative to the use of a private vehicle.
- 12.4 Consultation with the LHA confirms that the design and layout would be acceptable to ensure safe and convenient access and manoeuvring arrangements for vehicles and pedestrians alike into and out of the site. The LHA is also satisfied with the level of parking provision. Vehicle movements associated with development would not be significant and there is considered to be adequate capacity within the local network.
- 12.5 The location of the development is within an established urban area which is served with access to public transport. The Central Estate, along with King Street, provide local conveniences which can serve resident's day to day requirements. This represents an accessible and sustainable location for the purposes of planning policy.
- 12.6 The access and parking arrangements have been designed in conjunction with advice given from the LHA and they have raised no objections. Conditions will ensure that the access arrangements are designed to technical standards. It is considered that the development adheres to the provisions of policies T-1, and T-10 in addition to the standards of the Tameside Residential Design Guide.

13. AFFORDABLE HOUSING

- 13.1 Paragraph 65 of the NPPF identifies that all major residential developments (those of 10 units and above) should involve the provision of affordable housing. This is below the threshold identified by policy H5 which set a threshold of 25 units. The Housing Needs Assessment identifies an expectation of provision of 15% of units on an affordable basis. The glossary of the NPPF provides a definition of affordable housing, which includes affordable housing for rent provided by a registered provider.
- 13.2 The applicant identifies that the accommodation would be provided on a social/affordable rent basis and is currently in discussions with a registered provider. The intention would be to lease the apartments in consultation with the Council's housing service. The proposal therefore represents a 100% affordable development exceeding the policy requirement of policy H4 of the UDP and paragraph 65 of the NPPF. In the circumstances of the application it is considered reasonable to secure the affordable housing via a planning condition.

14. DRAINAGE

- 14.1 The site is in flood zone 1 and is therefore at a lower risk of flooding, and there is no requirement for a flood risk assessment. A drainage strategy has been submitted with the application which has been reviewed by both the LLFA and United Utilities.
- 14.2 Flood risk and the overall water management strategy have been appropriately investigated. The full methodology of the drainage system is a matter of detail that can be subject to an appropriately worded condition. Historically the site has been hard surfaced so there would be no material increase in the impermeable area if the proposals were granted. The use of soakaways has been discounted following initial ground investigations, the proposal is to capture rainwater and release it via an attenuated system into the existing drainage network.

The details to be secured via a condition, surface water would be attenuated to ensure that greenfield run-off rates can be achieved.

- 14.3 Subject to the safeguarding of the recommended conditions requiring drainage details to be submitted, no objections are raised from a drainage perspective.

15. TREES & ECOLOGY

15.1 The site is void of vegetation and provides no meaningful habitat. Redevelopment of the site would see the built form largely extend to established boundaries. There are proposals to include a landscaping margins to the frontage and bird and bat boxes would also be accommodated within the design.

15.2 Section 11 of the NPPF advocates biodiversity enhancement. For reasons stated above there are limited opportunities to raise the biodiversity value of the site. The proposals which are suggested are considered a proportionate response which is appropriate to the scale of development.

16. GROUND CONDITIONS, MINING & CONTAMINATION

16.1 The application has been accompanied with a suitable site investigation and coal mining risk assessment consultation which has met with support of the Coal Authority and has appropriately addressed matters of mining legacy.

16.2 Consultation with the Contaminated Land Officer confirms that no objections are raised subject to the further site investigations being undertaken to identify any potential onsite remediation requirements. This would be secured through the requirements of a planning condition.

17. CONTRIBUTIONS

17.1 The scale of the development constitutes a major development, as such there would normally be a requirement to meet affordable housing (15%), green space and highways contributions as per the requirements of polices H4, H5 and T13 of the UDP.

17.2 The affordable housing requirement would be exceeded through the applicant's intention to provide all of the apartments on an affordable basis. The affordable housing contribution carries significant weight in the assessment of the application.

17.3 Beyond improvements to site entrance onto Queen Street there are no highway impacts associated with the development which would warrant off-site mitigation via a commuted sum.

17.4 Likewise, with reference to green space, the estate is considered to be adequately served and Dukinfield Park is also in close proximity. Noting that 21 of the apartments would be one bedroom the accommodation is not deemed to be suited to family accommodation. Contributions towards education would therefore not be warranted.

18. OTHER ISSUES

18.1 Noise: Noise affecting the development is largely transport based as there are no commercial or industrial uses within the proximity of the site. The EHO is satisfied that a suitable standard of amenity level can be achieved and there are no requirements for any noise related

planning conditions. In the interests of existing residents of the Central Estate a construction management plan can be secured by condition and will ensure disturbance is kept to a minimum during the construction period. Residential use is fully compatible with the local established character, there is no reason why existing residents amenity should be impacted upon negatively from the development.

- 18.2 Sustainability: The redevelopment of a previously developed site within an accessible location accords with the strategic principles of sustainable development. The apartments would be constructed to reduce energy usage. The addition of electric vehicle charging points along with secure cycle storage demonstrates a commitment to sustainable travel.
- 18.3 Heritage: There are no recorded assets within the vicinity of the site. The development will therefore not have any influence on the setting of any designated assets.
- 18.4 Security: The application has been accompanied with a crime impact statement. Subject to the recommendations it is considered that the security of the future occupants and neighbouring properties would be adequately met. The layout ensures there is good levels of passive surveillance over public and private areas including the main communal entrance. The parking would be accommodated with a secure barrier controlled environment.
- 18.5 Air Quality: The site is located outside of an air quality management area (AQMA) therefore mitigation is not warranted to protected inhabitants of the development. The provision of cycle storage and electric vehicle charging points along with the sites sustainable credential will encourage travel by sustainable means.
- 18.6 Bin Storage: Adequate internal bin storage for the apartments is proposed within the block and this can be appropriately serviced from the public highway.

19. CONCLUSION

- 19.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the adopted development plan to be approved without delay, and where the development plan is absent, silent or out of date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 19.2 A balanced assessment has been undertaken of the proposals and it is recommended that the application should be approved having regard to the policies of the development plan, national planning policy and guidance and all material considerations raised.
- 19.3 The redevelopment of a brownfield site for residential purposes would be compatible with the housing strategy and would also be readily compatible with the dwellings within the Central Estate. The development would add to and contribute to much needed, good quality affordable housing in a period of documented under supply.
- 19.4 The scheme meets planning policy objectives and is in general conformity with local and national policy. The proposal would make a positive contribution to the area, whilst having an acceptable impact on and relationship with the existing surrounding development.
- 19.5 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals represent an efficient re-use of a largely previously developed site that would meet sustainability requirements, and contribute positively to the Borough's affordable housing supply.

RECOMMENDATION:

That planning permission be granted, subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plans:

Location Plan QS-BTP-00-LP-DR-A-3657_100

Proposed Site Plan QS-BTP-00-SP-DR-A-3657_110 A2 1:200 Rev 2

Proposed Ground Floor Plan QS-BTP-00-GF-DR-A-3657_111 A2 1:100 Rev 2

Proposed First Floor Plan QS-BTP-00-1F-DR-A-3657_112 A2 1:100 Rev 2

Proposed Second Floor Plan QS-BTP-00-2F-DR-A-3657_113 A2 1:100 Rev 2

Proposed Third Floor Plan QS-BTP-00-3F-DR-A-3657_114 A2 1:100 Rev 2

Proposed Fourth Floor Plan QS-BTP-00-4F-DR-A-3657_115 A2 1:100 Rev2

Proposed Front Elevation (North) QS-BTP-00-E-DR-A-3657_120 A2 1:100 Rev 2

Proposed East Gable Elevation QS-BTP-00-E-DR-A-3657_121 A2 1:100 Rev 2

Proposed West Gable Elevation QS-BTP-00-E-DR-A-3657_122 A2 1:100 Rev 2

Proposed Rear Elevation (South) QS-BTP-00-E-DR-A-3657_123 A2 1:100 Rev 2

Proposed Streetscene Elevations QS-BTP-00-E-DR-A-3657_124 A2 1:200 Rev 1

Proposed Bin Store Drawings QS-BTP-00-ZZ-DR-A-3657_125 A2 1:50 Rev 1

Proposed Cycle Store Drawings QS-BTP-00-ZZ-DR-A-3657_126 A2 1:50

Proposed Bird & Bat Box Locations QS-BTP-00-SP-DR-A-3657_127 A2 1:200 Rev 1

Reports:

Crime Impact Statement September 2021

Design and Access Statement Rev 1

Drainage Strategy report ref JSD/J084 August 2021

Ecological Impact Assessment September 2021

Geo-Environmental appraisal ref GRO-20300-2692 August 2021

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policies and relevant national planning guidance.

- 3) Notwithstanding any description of materials in the application form and shown within the Design & Access Statement no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

The car and cycle parking spaces to serve each dwelling as part of the development hereby approved on Proposed Site Plan QS-BTP-00-SP-DR-A-3657_110 A2 1:200 Rev 2 shall be laid out as shown on the approved site plan 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.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 4) 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:-

- Arrangements for the control of noise and dust;
- Any arrangements for temporary construction access;
- Contractor and construction worker car parking;
- Turning facilities during the remediation and construction phases; and
- Details of on-site storage facilities.

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

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 5) Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the local planning authority. The methodology of the survey shall be approved in writing by the local planning authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the local planning authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be approved in writing by the local planning authority.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 6) No work shall take place in respect to the construction of the approved highway access, as indicated on the approved site plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the local planning authority. The scheme shall include full details of:-

1. Surface and drainage details of all carriageways and footways.
2. Details of the works to the reinstatement of redundant vehicle access points as a continuous footway to adoptable standards following the completion of the construction phase.
3. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas.
4. Details of carriageway markings and signage.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan and the development shall be retained as such thereafter.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 7) As indicated on the approved plan Proposed Site Plan QS-BTP-00-SP-DR-A-3657_110 A2 1:200 Rev 2 prior to the first occupation of the development hereby approved an electric vehicle charging design shall be approved in writing by the local planning authority which complies to the requirements listed below:-
- i) be designed and installed in accordance with the appropriate parts of BS EN 61851 (or any subsequent replacement standard in effect at the date of the installation);
 - ii) have a minimum rated output of 7kW, measured or calculated at a nominal supply voltage of 230VAC;
 - iii) be fitted with a universal socket (known as an untethered electric vehicle charge point);
 - iv) be fitted with a charging equipment status indicator using lights, LEDs or display; and
 - v) a minimum of Mode 3 or equivalent.

Reason: In the interest of sustainability to encourage electric vehicle ownership in the interests of air quality.

- 8) 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.

Reason: To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.

- 9) No development, other than site clearance and site compound set up, shall commence until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to, and approved in writing by the local planning authority. The scheme shall be implemented and verified as approved and shall include all of the following components unless the local planning authority dispenses with any such requirement specifically in writing:

1. A Preliminary Risk Assessment which has identified:
 - All previous and current uses of the site and surrounding area.
 - All potential contaminants associated with those uses.
 - A conceptual site model identifying all potential sources, pathways, receptors and pollutant linkages.
2. A site investigation strategy, based on the Preliminary Risk Assessment in (1) detailing all investigations including sampling, analysis and monitoring that will be undertaken at the site in order to enable the nature and extent of any contamination to be determined and a detailed assessment of the risks posed to be carried out. The strategy shall be approved in writing by the local planning authority prior to any investigation works commencing at the site.
3. The findings of the site investigation and detailed risk assessment referred to in point (2) including all relevant soil / water analysis and ground gas / groundwater monitoring data.
4. Based on the site investigation and detailed risk assessment referred to in point (3) an options appraisal and remediation strategy setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.
5. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in (4) have been fully implemented including any requirements for long term monitoring and maintenance.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 178 of the National Planning Policy Framework.

- 10) Upon completion of any approved remediation scheme(s), and prior to occupation, a verification / completion report demonstrating all remedial works and measures detailed in the scheme(s) have been fully implemented shall be submitted to, and approved in writing by, the local planning authority. The report shall also include full details of the arrangements for any long term monitoring and maintenance as identified in the approved verification plan. The long term monitoring and maintenance shall be undertaken as approved.

If, during development, contamination not previously identified is encountered, then no further development (unless otherwise agreed in writing with the local planning authority), shall be undertaken at the site until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the local planning authority. The remediation strategy shall be fully implemented and verified as approved.

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 any other requested information has been provided to the satisfaction of the local planning authority and occupation of the development shall not commence until this time unless otherwise agreed in writing by the local planning authority.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 178 of the National Planning Policy Framework.

- 11) No development shall commence (excluding the demolition of existing structures and site clearance or preparation) until 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. The strategy shall demonstrate that foul water and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run-off rates. The strategy shall also include details of on-going management and maintenance arrangements. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure proper drainage of the area, in accordance with UDP Policy U3 Water Services for Developments and Section 14 NPPF.

- 12) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of five years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 13) The development hereby approved shall be carried in accordance with the measures listed in the Security Strategy (Section 7) of the Crime Impact Statement dated 10 September 2021 submitted with the planning application and shall be retained as such thereafter.

Reason: In the interests of security and residential amenity.

- 14) The details of an emergency telephone contact number for the site manager shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason: In the interests of local residential amenity.

- 15) Prior to first occupation of the development, a scheme for any television / radio aerial / satellite dish or other form of antenna shall be submitted to and approved in writing by the local planning authority. The development shall be constructed with such approved details.

Reason: In the interest of the appearance of the building and the visually amenity of the locality. In accordance with policy C1 and H10 of the UDP.

- 16) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. The numbers, type, tenure and location within the block of the affordable housing provision to be made which shall consist of not less than 15% of housing units;
- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord involved;
- iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To meet identified housing need in accordance with UDP Policy H4 Type, Size and Affordability of Dwellings.