

## **Application Number 17/00794/FUL**

<b>Proposal</b>	Full planning permission for a residential development comprising 16no. 3 bed houses
<b>Site</b>	2-32 Wordsworth Road Denton
<b>Applicant</b>	Keyworker Homes (Macclesfield) Limited
<b>Recommendation</b>	Approve, subject to conditions and the prior completion of a Section 106 Agreement
<b>Reason for report</b>	A Speakers Panel decision is required because the application is a major development.

## **REPORT**

### **1. APPLICATION DESCRIPTION**

- 1.1 The applicant seeks full planning permission for the erection of 16 x 3 bed dwellings on the site.

### **2. SITE & SURROUNDINGS**

- 2.1 The site measures approximately 0.34 hectares and is located at the junction of Wordsworth Road to the east and Mancunian Road to the north and is within a residential area. To the south the site adjoins Spenser Avenue.
- 2.2 Located to the south west is a multi-storey apartment block with a four-storey apartment building to the north west. On the opposite side of Manchester Road and Wordsworth Road are other multi-storey apartment buildings. To the south of Spenser Avenue is two and three storey residential accommodation.
- 2.3 The site was previously occupied by a number of retail units with apartments above, but all buildings have now been demolished and the site is currently vacant with soft and hard landscaping in localised areas on the site.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 13/00929/FUL - Proposed residential development comprising 16no. 3 bed houses – approved (lapsed May 2017)
- 3.2 10/00361/FUL - Renewal of previous consent 05/01071/FUL for 60 no. 1, 2 and 3 bed apartments together with 2no. retail units – approved
- 3.3 05/01071/FUL - Residential development comprising of 60no. 1, 2 and 3 bed apartments and 2no. retail units – approved

### **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

1.12: 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.

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 2016

The Greater Manchester Joint Waste Development Plan Document April 2012

The Greater Manchester Joint Minerals Development Plan Document April 2013

Residential Design Supplementary Planning Document (policies of particular relevance are: RD2 (character assessment), RD7 (Design of car parking), RD13 (Design of Public Realm), RD17 (siting of apartments), RD20(details of buildings))

Trees and Landscaping on Development Sites SPD adopted in March 2007.

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

Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

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

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

### **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the adopted Statement of Community Involvement.

### **6. RESPONSES FROM CONSULTEES**

- 6.1 Local Highway Authority: no objections to the proposals, subject to conditions being attached to the permission relating to the provision of a condition survey of the highway, specific details of the access arrangements, details of the parking arrangements, details of external lighting to be installed to parking areas and details of a scheme for minimising displacement of materials onto the highway during the construction process.
- 6.2 Borough Environmental Health Officer (EHO) – no objections to the proposals subject to the imposition of a condition controlling the hours of works during the construction phase of the development.
- 6.3 Borough Tree Officer: no objections to the proposals. A number of trees have been removed from the site and the proposed replacement planting scheme can be secured by condition.
- 6.4 Borough Ecology Officer: No objections to the proposals and no conditions recommended.
- 6.5 Borough Contaminated Land Officer: No objection to the proposals subject to the imposition of a condition requiring the completion of an investigation into potential sources of contamination, the agreement of a remediation strategy for dealing with sources of contamination and implementation of the remediation strategy prior to the commencement of development.
- 6.6 United Utilities: No objections to the proposals subject to the imposition of conditions requiring foul and surface water to be drained via different mechanisms and the submission and approval of a sustainable surface water drainage strategy (including details of management and maintenance) prior to the commencement of development.
- 6.7 Greater Manchester Police (Designing Out Crime Officer): The Crime Impact assessment submitted with the application is out of date and should be renewed although the scheme has not significantly changed then the contents of the report will not need to change significantly either.
- 6.8 Coal Authority: no objection to the proposals on the basis of the findings of the ground investigation report submitted with the planning application.

## **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 1 comment has been received which suggests support for the application.
- 7.2 1 objection has been received raising the following concerns:
- There is insufficient parking in the locality already, a situation that would be made worse by the proposed development. The land is currently used by wagons to park overnight, provides parking spaces for existing properties on Wordsworth Road and accommodates visitors to St. John Fisher Church, which regularly holds functions.
  - The proposals would be detrimental to the residential amenity of the future occupants of the development as a result of overlooking from the adjacent high rise development.

## **8. ANALYSIS**

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

- 1) The principle of development
- 2) Residential amenity
- 3) Character and appearance of the area
- 4) Highway safety
- 5) Other matters

## **9. PRINCIPLE OF DEVELOPMENT**

- 9.1 The application site is previously developed land. Encouraging the re-use of brownfield land is one of the core principles of the planning system as set out in paragraph 17 of the NPPF, an objective repeated in paragraph 111. The application site is also considered to be in a sustainable location, within walking distance of bus stops on Mancunian Road to the north, from where regular bus services connect to Denton town centre. The wider area is characterised by residential development within the settlement of Denton.
- 9.2 On the basis of the above, it is considered that the principle of development is considered to be acceptable.

## **10. RESIDENTIAL AMENITY**

- 10.1 The western gable elevation of the proposed dwelling at plot 1 would be approximately 15 metres from the front elevation of the development at Windsor Court to the west of the site. The only window in the gable elevation of that plot would serve a bedroom and therefore could reasonably be required to be obscurely glazed through the imposition of a condition. This would prevent unreasonable overlooking into the habitable room windows on the corresponding elevation of Windsor Court. The Residential Design Guide indicates that where dwellings are proposed adjacent to existing developments of 3 or more storeys, 3 metres should be added to the minimum separation distance (14 metres in this case) for each of the additional storeys above the 3<sup>rd</sup> level.
- 10.2 The change in levels between the sites and the height of the fencing adjacent to the common boundary ensures that clear views of the site are only achieved from the apartments on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of Windsor Court. On that basis, because overlooking could be avoided through obscure glazing the proposed gable window, the relationship would be equivalent to a blank gable facing a 3 storey building. The separation distance required by the Residential Design Guide would be 17 metres, 2 metres longer than in the proposed arrangement.
- 10.3 However, the height of the tree planting on the common boundary with Windsor Court site and the oblique relationship between that building and the gable elevation of plot 1 would mitigate the potential impact in terms of direct overlooking. The retention of these trees can be secured by condition as they are within the red line boundary which defines the application site. These factors are considered to ensure that the harm resulting from the deficiency of the proposals against the guidelines would be mitigated to an acceptable degree. It is accepted that there could be some overlooking of the rear amenity space of plots 1-3 from the windows in the side elevation of Windsor Court but the separation distance to be retained and the oblique nature of the relationship ensures that this overlooking would not be so harmful as to warrant refusal of the application.
- 10.4 The proposal would have an improved relationship with Windsor Court than the development approved under application ref. 13/00929/FUL, which expired in 2017. Whilst the separation distance was 1 metre greater between the neighbouring property and the

gable of the nearest property within that scheme, that gable elevation included habitable room windows. Although those windows were secondary, the design of that scheme would allow overlooking from those windows into the adjacent apartments. The scheme proposed in this application would avoid these opportunities for overlooking and would therefore result in a less harmful impact on the residential amenity of those neighbouring properties.

- 10.5 The western gable elevation of plot 16 would be approximately 13.75 metres from the front elevation of the block of apartments at Fitzgerald Court. The only window in the side elevation of that dwelling would be serve a bathroom and therefore could reasonably be obscurely glazed to prevent unreasonable overlooking, although the majority of that unit would sit forward of the side elevation of Fitzgerald Court, resulting in an oblique relationship.
- 10.6 Due to the height of the existing development at Fitzgerald Court, there would be overlooking from those apartments into the rear gardens of plots 11 to 16 of the proposed scheme. However, this situation is very similar to the scheme approved under application ref. 13/00929/FUL. It is the case that the application has expired and is therefore not worthy of significant weight in the determination of this current application. However, there has not been a significant change in planning policy since the determination of that application, other than a continued emphasis on the need to boost the supply of housing, with an emphasis on the re-use of brownfield land. Within that context, on balance, as the scheme would not result in an adverse impact on the residential amenity of any of the neighbouring properties, it is considered that the benefits of delivering additional housing in the Borough would not be significantly and demonstrably outweighed by the impact of overlooking into private amenity space of some of the units.
- 10.7 In terms of the relationship between the properties within the development, approximately 13 metres separation distance would be retained between the gable of plot3 and the rear elevations of plots 4-7. The eastern gable elevation of plot 3 would include a window at first floor level but this would serve a bathroom and therefore could reasonably be required to be obscurely glazed to prevent overlooking. This distance is 1 metre short of the Design Guide requirement where a blank elevation faces elevations with habitable room windows. However, given the fact that the properties at units 4-10 are set at an angle to following the boundary of the site with Wordsworth Road, tapering away from the location of plot 3, it is considered that the extent of the deficit would not be sufficient to result in harm through overshadowing or an overbearing impact that would warrant refusal of the application.
- 10.8 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the residential amenity of neighbouring properties and, on balance, would preserve the amenity of future occupants of the development to an acceptable degree.

## **11. CHARACTER**

- 11.1 The proposed layout would provide active frontages to Wordsworth Road to the east and Mancunian Road to the north. Whilst the proposal would result in properties backing onto Spenser Avenue, the development at Fitzgerald Court would remain the dominant terminating vista to that road. In addition, if those properties were relocated to front on to Spenser Avenue, there would be no direct active frontage to the spine road of the development and the relationship with Fitzgerald Court would become less favourable in relation to residential amenity impact. This layout was proposed in the approved scheme which recently expired and there have been no significant changes in planning policy either locally or nationally in relation to design which would warrant refusal of this application given the site history.

- 11.2 A condition requiring a landscaping scheme for the development to be submitted can be attached to the decision notice and part of that would be to ensure that soft landscaping is provided beyond any fencing demarcating the rear boundaries of plots 11-16, to soften the impact of the southern boundary of the scheme on the streetscene.
- 11.3 The dwellings would have a relatively uniform appearance, with the upper sections of the front elevation of a number of the units, including those projecting forward at either end of the row of 7 dwellings that would front onto Wordsworth Road. The elevational treatment and variation in building lines within that terrace would help to break up the massing of that row of properties. The staggering of the pairs of semi-detached units that would back onto Spenser Avenue would also add some visual interest from public views into the site from the vehicular access point.
- 11.4 There is a variety of scale and type of development in the surrounding area. In addition to Fitzgerald Court, there are high rise residential developments to the north east and east of the site. From views looking south from Mancunian Road at the northern edge of the site, the site forms the gateway to Wordsworth Road. Beyond the tall flatted development immediately adjacent to the site, the properties on Wordsworth Road drop down to two storeys in height in rows of short terraces. Within the context of the variety of building heights and how the site is read in conjunction with development further south on Wordsworth Road, the proposed layout is considered not to be incongruous with the character of the surrounding area.
- 11.5 The appearance of the proposed dwellings is similar to those approved in the application that has recently expired. The uniformity of the design and overall linear arrangement of the dwellings is considered to be an appropriate approach in this location. The details of the construction materials can be secured by condition.

## **12. HIGHWAY SAFETY**

- 12.1 In relation to parking, the scheme proposes 1 car parking space within the curtilage of most of the dwellings across the development, 2 spaces would be provided for 2 of the plots. Policy RD8 of the Residential Design Guide (RDG) indicates a maximum provision of 2 parking spaces for 3 bedroom units in this location, broadly equivalent the requirements of policy T10 of the UDP. On the basis of these standards, a maximum of 32 car parking spaces should be provided for the 16 units proposed and the scheme falls some way short of this. However, these policies set out guidelines on the maximum levels of provision expected. As stated previously, the site is considered to be in accessible location, walking distance of bus stops on Mancunian Road to the north, from where there are regular bus services connecting to Denton town centre. The site is within close proximity of realistic alternative modes of transport to the private car to access locations with a wide range of services, facilities and employment therefore. In addition, the weight that can be applied to maximum standards is severely reduced by the fact that this does not conform to national planning guidance, which has been revised since the publication of the UDP.
- 12.2 The Local Highway Authority has not raised any objections to the proposals, subject to the imposition of a number of conditions. A requirement that the parking is laid out in accordance with the approved plans prior to the occupation of the development is considered to be reasonable. A plan has been submitted detailing a proposed external lighting scheme, showing lighting columns to be installed adjacent to the vehicular entrance, at the end of the internal access road and within the turning head area. The plan includes a specification for the proposed lighting and a contour plan which demonstrates that light spillage would not extent as far as any of the neighbouring residential properties. The EHO has raised no objections to this element of the proposals and it would illuminate the main access area, as required by the Local Highway Authority. As such compliance with this scheme can be secured by condition.

- 12.3 A condition can be added to the decision notice requiring the access to be installed on a level that does not result in displacement of surface water or materials onto the highway. It is considered unreasonable to condition that a survey be undertaken of the existing condition of the highway, or that details of traffic management measures within the highway are submitted however as any damage or obstruction caused to adopted highway infrastructure is a matter that can be dealt with under powers granted to the Highway Authority under the Highways Act. Details of the management of construction traffic and materials within the site can however be secured by condition.
- 12.4 In relation to the concerns expressed by the local resident in relation to the impact on car parking capacity in the locality as a result of the development of the site, the applicant has confirmed that the existing marked parking bays within the application site remain from when the site was occupied by retail units with apartments above. Therefore, whilst vehicles may park on the site at present, the areas of hardstanding that would be lost through redevelopment of the site do not form allocated parking areas associated with any of the adjacent properties. As a result, the proposal would not result in the loss of parking spaces associated with the adjacent flatted development.
- 12.5 On the basis of the above assessment, the impact of the proposals on highway safety would not be severely adverse, as evidenced by the lack of objection from the Local Highway Authority. Planning permission should not therefore be refused on this basis, in accordance with the guidance in paragraph 32 of the NPPF.

### **13. OTHER MATTERS**

- 13.1 In relation to financial contributions, the Council's contributions Calculator indicates that a development on the scale proposed in this location is required to make contributions of £18,101.61 towards education provision in Denton and £19,293.97 towards off site green space in the locality. Specific projects have been identified within Denton to which this development could contribute.
- 13.2 In relation to drainage, the applicant has indicated that foul and surface water would be drained from the site via the mains sewerage network. United Utilities has not raised any objection to the proposals, subject to conditions requiring separate systems for disposal of surface and foul water and the implementation of a sustainable surface water drainage strategy for the development. Given the number of units proposed, it is considered that alternatives to draining all of the surface water through the mains network should be investigated and as such this condition is considered to be reasonable and would necessitate the separation of the mechanisms for draining foul and surface water from the site.
- 13.3 The Police Architecture Liaison Officer at Greater Manchester Police has raised no objections to the proposals, although they have highlighted the fact that the Crime Impact Assessment (CIA) submitted with the planning application is out of date. They comment that the substance of the CIA is unlikely to change significantly if the layout of the scheme is not significantly different from that previously proposed. As that is the case, it is considered reasonable to condition the submission of an updated CIA and implementation of the agreed strategy prior to the occupation of the development, to ensure that any necessary updates are incorporated into the design of the scheme.
- 13.4 The Borough Contaminated Land Officer has not raised any objections to the proposals. A condition requiring additional survey work into potential sources of contamination to be undertaken, the agreement and implementation of any necessary mitigation measures prior to the commencement of development is recommended. considered to be reasonable and can be added to the decision notice.

- 13.5 The Borough Tree Officer has raised no objections to the proposals. A number of established trees that were on the site at the time of the previously approved application have since been removed (these were not the subject of any protection), although the retention of the trees in the north eastern corner of the site shall be conditioned, as indicated previously. A replacement landscaping scheme is proposed, which would include Silver birch, Whitebeam and Rowan. The Landscaping Proposals Planting Plan submitted with the application indicates the full range of species to be planted, the size of the specimens on planting and the density at which the trees would be planted. Compliance with these proposals can be secured by condition, along with requirements in terms of on-going management and maintenance.
- 13.6 The Borough Ecologist has no objected to the proposals and no conditions are considered necessary with regards to the impact of the development on protected species.
- 13.7 There would be sufficient space within each of the plots to provide adequate refuse storage, the exact details of this provision can be secured by condition. A condition can also be added to limit the hours of work during the construction phase of the development to ensure that the impact of noise on the amenity of neighbouring properties is mitigated.

#### **14. CONCLUSION**

- 14.1 The scheme proposes the redevelopment of brownfield site in a sustainable location and would boost the supply of housing in the Borough. The principle of development is therefore considered to be acceptable. As assessed in the main body of the report, the relationship between the dwellings in the southern portion of the site and the multi-storey development at Fitzgerald Court is not ideal as it would result in overlooking of the rear gardens of those proposed units. However, the relationship is similar that proposed in the previous application which was approved and although that consent is no longer extant, there have not been any material changes in planning policy which would allow a refusal of this application to be substantiated. The relationship between the proposed development and the properties at Windsor Court would be improved in this revised scheme in comparison to the previously approved development.
- 14.2 The proposals are considered to respect the character of the surrounding area, given the variety of types and scale of development in the locality. There would be no adverse impact on highway safety and the replacement landscaping scheme would mitigate the impact of the removal of trees on the site prior to the submission of this application.
- 14.3 There are no objections to the proposals from any of the statutory consultees.
- 14.4 The scheme is therefore considered to comply with the national and local planning policies quoted above, subject to the imposition of conditions.

#### **15. RECOMMENDATION:**

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

£18,101.61 towards education provision in Denton and £19,293.97 towards off site green space in the locality.

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

The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (drawing number to be circulated) prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.

4. The soft landscaping scheme detailed on plan (drawing number to be circulated) shall be implemented in full prior to the first occupation of any part of the development hereby approved, in complete accordance with the approved details.
5. The approved 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.
6. No development shall commence 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 has been 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. 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.

No development shall commence until protection measures to meet the requirements of BS5837:2012 have been installed around the trees identified to be retained as part of the development hereby approved (drawing number to be circulated). The measures shall remain in place throughout the duration of the construction phase of the development, in accordance with the approved details.

7. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority:
  - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning

Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

- ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
- iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
- iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

- v) No development above ground level shall commence until an updated Crime Impact Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall indicate how the design of the development meets the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
- vi) None of the dwellings 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 the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
- vii) 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; and  
Details of on-site storage facilities.

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

- viii) 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.

- ix) The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.

The external lighting scheme detailed on plan (drawing number to be circulated) shall be installed prior to the occupation of any part of the development hereby approved, in strict accordance with the approved details and shall be retained as such thereafter.

- x) The openings in the following elevations of the development hereby approved (as identified on the approved proposed Block plan) shall be fitted with obscured glazing (to meet the requirements of Pilkington Level 3 as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the rooms that they serve:

Western gable elevation of Plot 1;  
Western gable elevation of Plot 13; and,  
Eastern gable elevation of Plot 3

The development shall be retained as such thereafter.

**Reasons for conditions:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the appearance of the development reflects the character of the surrounding area.
4. To ensure that the development is served by adequate parking provision.
5. To ensure that sufficient hard and soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area.
6. To ensure that the approved landscaping scheme is adequately maintained.
7. To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with the National Planning Policy Framework.
8. To ensure adequate protection of the trees to be retained on the site as part of the development.
9. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.
10. To ensure that the development is designed to minimise opportunities for crime.
11. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.
12. To ensure that the impact of the construction phase of the development would be contained within the site and would not have a detrimental impact on highway safety or the residential amenity of neighbouring properties.
13. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.

14. To ensure that materials and surface water are not displaced onto the adopted highway, which would present a highway safety hazard.
15. To ensure that the external lighting installed to serve the development provides adequate surveillance and also preserve the residential amenity of neighbouring properties.
16. To ensure that the residential amenity of neighbouring properties and the future occupants of the development hereby approved is adequately preserved.