

**Application Number** 17/00985/REM

<b>Proposal</b>	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00963/OUT.
<b>Site</b>	Site off Hattersley Road West (north of the junction with Sandy Bank Avenue), Hattersley
<b>Applicant</b>	BDW Trading Ltd (Barratt Manchester)
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	The Head of Planning does not wish to use delegated powers and considers that this application should be determined by Speakers Panel, given that this is one of four plots that are the subject of reserved matters applications in this part of Hattersley.

**1. APPLICATION DESCRIPTION**

- 1.1 The application seeks reserved matters approval for a scheme for 8 no. dwellings. The outline planning permission was not specific in terms of the number of units and no condition was imposed setting a limit.
- 1.2 The applicant has provided the following documents in support of the planning application:
- Crime Impact Statement;
  - Design and Access Statement;
  - Planning Statement;
  - Flood Risk Assessment
  - Statement of Community Involvement
  - Transport Statement; and,
  - Tree Survey and Constraints plan.
- 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. In this case, the outline permission was not subject to a Section 106 Agreement as this parcel of land represents one part of a wider phase of the original masterplan for the regeneration of Hattersley, for which outline planning permissions originally granted in 2006. Contributions to green space across the masterplan area have since been secured through separate agreements with the Council.

**2. SITE & SURROUNDINGS**

- 2.1 The application site is a parcel of land to the north of Hattersley Road West, to the north of the junction with Sandy Bank Avenue. There are areas of hardstanding either side of the access road to the site from Hattersley Road West. Access tracks to the rear of the properties to the south east of the site and to the nursery to the north east lead from the area of hardstanding in the eastern part of the site. Land levels on the site are relatively flat, dropping away in a northerly direction towards Fields Farm Close.

**3. PLANNING HISTORY**

- 3.1 16/00963/OUT - Outline planning application (All matters reserved) for residential development on 0.34 Hectares of land – 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**

Not allocated, within the settlement of Hattersley

#### **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 2016;

Residential Design Supplementary Planning Document; and,

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

Hattersley and Mottram SPG (dated April 2004) (Policy H1 (14) is the broad policy applying to the land of which this site is one parcel)

#### **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

Section 11: Conserving and enhancing the natural environment

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

4.6 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 – No objections to the proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 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 and the provision of biodiversity enhancement measures within the development.
- 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 Greater Manchester Police (Design Out Crime Officer) – some concerns regarding the separation of the communal car parking area in the eastern portion of the site and the elevations of properties which can provide natural surveillance. Also concerns regarding the inclusion of an alleyway leading to the rear of plots 85-87, given the open nature of the northern boundary of the site. Overall, a condition is recommended to ensure that the development would achieve Secured by Design accreditation prior to occupation of the dwellings.
- 6.10 Coal Authority – No objections to the proposals as the site is considered to be in a low risk area. Standing advice to the applicant can be attached to the decision notice, informing the applicant of their responsibilities in relation to coal mining legacy during the construction process.

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

- 7.1 2 no. letters of representation have been received from neighbouring residents, raising the following concerns (summarised):
- No objection to the proposed dwellings but object to the loss of access to the rear of the existing properties to the south east of the site (through the proposed reconfiguration of the existing hardstanding area), which would result in a loss of parking spaces for those properties. Trees would appear to be proposed in locations that would further limit the current access arrangements

## **8. ANALYSIS**

- 8.1 The issue 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 OF DEVELOPMENT**

- 9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of development or by condition. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. This reserved matters scheme would equate to 24 dwellings per hectare. Officers have explored the possibility of developing the eastern parcel of the site with the applicant. However, this land cannot be feasibly developed without compromising the access arrangements to the existing dwellings to the south east of the site. As a result, the developable site area is restricted to the western parcel of the site. On that basis and considering that the SPG does acknowledge that site specific circumstances must be factored in to an assessment as to whether the density of development is appropriate, the density of the proposal in this case is considered to be acceptable.

## **10. CHARACTER OF THE SURROUNDING AREA**

- 10.1 The scheme proposes an active frontage onto Hattersley Road West, which runs parallel with the southern boundary of the site, which relates to the established pattern of development to the east of the site. This is considered to be a positive element of the scheme and this would interact with the proposed development on the parcel of land on the southern side of Hattersley Road West, which is also to be developed by the applicant and is an item on this agenda. The scheme would positively contribute to the wider regeneration of the area therefore.
- 10.2 The terrace of dwellings to be located on the western parcel at the rear of the plot would provide active frontage to the access road. Whilst the units would be set back from the highway due to the position of the parking spaces at the front of the dwellings, the units would still provide surveillance of the footpath which connects to the turning head in the

northern part of the site. This is considered to be an improvement on the existing situation, in which that footpath receives no real natural surveillance given the distance to and orientation of the closest existing properties. The linear arrangement of the two rows of properties within the development would also respect the prevailing character of existing residential development in the surrounding area.

- 10.3 In relation to the design of the dwellings, the treatment of the elevations of each of the house types would be consistent with those already built out by the applicant on sites along Fields Farm Road in Hattersley. The units fronting on to Hattersley Road West would have light rendered above forticrete block work elevations, the terrace of dwellings to the rear would be of exposed brick. The Norbury house type would strengthen the frontage as 2.5 storey units, helping to offset the fact that these units would be set back from the southern boundary of the site by the embankment (with the site set on a higher level than Hattersley Road West) and an internal access road to the front of those plots.
- 10.4 In relation to boundary treatments, close boarded fencing would define the rear boundaries of the majority of the plots. Brick walls with piers would demarcate the more prominent boundaries on the eastern edge of pot 84 (visible from the main access point into the site) and on the western edge of plot 81, which is adjacent to the public open space to the west of the application site. The installation of 1.2 metre high railings with hedgerows behind along the southern and eastern edges of the site would help to soften the impact of the development on the streetscene. Whilst close boarded fencing would be the predominant boundary treatment visible on the approach to the development along the footpath to the north, such fencing is visible in public views of the existing residential development in the area and therefore that treatment would be incongruous within this context.
- 10.5 Given the fact that the vehicular access strips serving a number of the properties to the south east of the site connect to the existing hardstanding area in the eastern part of the site, this provides a constraint to locating further units on that part of the site. The provision of laid out parking bays in this part of the site, which could be utilised by those properties, would be of benefit to the adjacent properties that do not have in curtilage parking. Soft landscaping would be incorporated into the design of the proposed parking spaces, breaking up the appearance of the hardstanding.
- 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 rear elevations of the proposed units at 85 – 88 would face the common boundary with no. 189 Hattersley Road West. The only window in the corresponding gable elevation of that property is a narrow high level opening and therefore considered not to be a primary habitable room window. On that basis, the separation distance to the rear elevations of the proposed units would achieve the minimum 14 metres required by the Residential Design Guide in this relationship. The separation distance to be retained between the front elevations of those plots and the neighbouring properties to the south and east of the site ensures that there would be no unreasonable overlooking into or overshadowing of those properties.
- 11.2 Despite being orientated to face eastwards, the separation distance to be retained and the separation provided by the access road into the site would prevent unreasonable overlooking from plot 84 into the neighbouring property at 191 Hattersely Road West to the east of the site. Pot 81 would face westwards, where the extent of the public open space to the west of the site would provide sufficient separation to prevent unreasonable

overshadowing of or overlooking into and of the neighbouring properties to the north west and west of the site.

- 11.3 The first floor window in the southern gable elevation of plot 85 would serve a bathroom and therefore could reasonably be required to be obscurely glazed to prevent unreasonable overlooking into the rear elevations of plots 81-84, with overlooking at ground floor level prevented by the intervening boundary treatment. The separation distances to be retained would prevent any unreasonable overshadowing, ensuring that the proposals, would preserve the amenity of future occupants of the development.

## **12. HIGHWAY SAFETY**

- 12.1 The scheme would be accessed via the existing access road which leads from Hattersley Road West. The proposal includes a turning head at the top of this access road, which would be constructed over an existing area of hardstanding on the site. The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 12 of the outline planning permission and therefore does not need to be re-imposed.
- 12.2 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.3 Whilst condition 17 of the outline planning permission did require details of any external lighting to be approved prior to installation, this condition does not stipulate that such a scheme must be advanced. Given the distance between the communal parking area to be provided in the eastern part of the site proposed at this reserved matters stage, it is considered that such a scheme is required for security purposes and therefore the condition required by the Local Highway Authority in this regard is considered to be reasonable.
- 12.4 The scheme makes provision for 2 car parking spaces per dwelling, with the reconfigured parking area in the eastern part of the site in addition. This meets the requirements of the Residential Design Guide. The scheme has been amended to address the concerns expressed by some of the occupants of the properties to the south east of the site, by maintaining the ability to access the driveways at the rear of those dwellings through extending the extent of the hardstanding and revising the soft landscaping scheme.
- 12.5 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not be refused on highway safety grounds.

## **13. FLOOD RISK**

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals and condition 10 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 11 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

## **14. LANDSCAPING**

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping scheme. The species mix on this parcel include hornbeam and ornamental pear trees and the plans detail the location of shrub and hedge planting and areas to be grassed. 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. The Tree Officer has no objections to the proposals. The scheme would provide suitable treatment to the change in levels on the southern boundary of the site and the inclusion of tree planting would represent a biodiversity enhancement. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.2 In relation to hard landscaping, the plans indicate that the access road running along the frontages of plots would be constructed from Brindle block pavements, with Pennant concrete paving located around the external edges of the dwellings. These materials are considered to be acceptable, with tarmac limited to the main highway and the driveways of the properties, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.3 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

## **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 as the site is considered to be low risk in relation to the legacy of coal mining.
- 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 within the scheme. Whilst the inclusion of soft landscaping would represent a partial enhancement, given the fact that a large part of the site is currently open grassland, it is considered that further measures to enhance biodiversity are required and that this condition is reasonable, applying the principles stated in paragraph 118 of the NPPF.
- 15.3 In relation to designing out crime, Greater Manchester Police have raised some concerns regarding the inclusion of an alleyway leading to the rear of plots 84-86, given the open nature of the northern boundary and the lack of surveillance of the communal parking area, due to the separation distance between that area and the active elevations of the proposed dwellings. Whilst the concerns regarding the communal parking area are noted, the proposal would provide laid out spaces but the existing hardstanding could facilitate parking, given the deficit in on-plot provision within the curtilage of the adjacent dwellings.
- 15.4 Given that a condition can be added requiring external lighting to be installed to the proposed communal parking area, it is considered that the proposals would not increase the risk of crime over and above the existing situation sufficient to warrant refusal of planning permission.
- 15.5 In relation to the proposed alleyway leading to the rear of plots 84-86, this is required to gain access to those plots for waste collection, if the proposed number of units is to be achieved. The entrance to the alleyway would be located adjacent to the open parking area in front of those plots and therefore some surveillance would be provided from the front elevations of those properties. Greater Manchester Police do not object to the proposals on the basis that a condition is attached to any permission given requiring Secured by Design

accreditation to be confirmed prior to occupation of the development. This condition is considered reasonable and on that basis, it is considered that the risk of crime could be mitigated to an acceptable degree, when weighed alongside the benefit of boosting the supply of housing in the Borough.

- 15.6 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 14 of the outline planning permission.

## **16. CONCLUSION**

- 16.1 The principle of residential development on the site was established at the outline stage. Given the constraint provided by the inability to develop the eastern portion of the site without adversely affecting the existing dwellings to the south east, the density of development (which was not prescribed at the outline stage) is considered to be acceptable.
- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.4 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:

Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) (in so far as it relates to the application site)

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)

Drawing Number 468/P/S/01 (1:200 Sections plan)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

Drawing Number 468\_P\_SS\_01 Rev. 01 (Streetscapes)

Detached garage plans and elevations (2010/DET/C/135)

Drawing No. c-1553-01 (Detailed landscaping proposals Sheet 1 of 3) (in so far as it relates to the application site)

Drawing No. c-1553-02 (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed)

Ennerdale Classic house type plans and elevations (Drawing No. 01)

Folkestone Classic house type plans and elevations (Drawing No. 01)

Norbury End Stone house type plans and elevations (Drawing No. 01)

Washington Classic End house type plans and elevations (Drawing No. 01)

Washington Classic house type plans and elevations (Drawing No. 01)



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. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the first occupation of any part of the development. The development shall be retained as such thereafter.
4. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to be installed within the communal parking areas within the application site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
5. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:  
Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)  
Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)  
Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)  
Drawing Number 468/P/BTD/01 (Boundary Treatment Details)  
The development shall be retained as such thereafter.
6. 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 plan (Drawing Number 468/P/PL/01 Rev. 13 (Layout 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.
7. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) and Drawing Number 468/P/BTD/01 (Boundary Treatment Details) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing Number 468/P/ML/01 Rev. 02. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
8. The approved scheme of soft landscaping scheme detailed on Drawing No. c-1553-02 Rev. A (Detailed landscaping proposals Sheet 2 of 3) and Drawing No. c-1553-03 Rev. A (in so far as they define the soft landscaping to be installed on this site) 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. Trees of the approved species mix shall be installed in the parking area in the eastern part of the site as identified on approved Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan). 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.

9. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
10. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.
11. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

**Reasons for conditions:**

1. For the avoidance of doubt.
2. To ensure that the access arrangements to serve the development maintain highway safety.
3. To ensure that the development is designed to minimise opportunities for crime.
4. To ensure sufficient lighting of communal car parking areas in order to maintain highway safety and reduce the risk of crime.
5. To ensure that the appearance of the development reflects the character of the surrounding area.
6. To ensure that the development is served by adequate parking provision.
7. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and preserves the character of the surrounding area.
8. To ensure that sufficient soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area and that the approved landscaping scheme is adequately maintained.
9. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
10. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF

11. To ensure that the potential harm to protected species during the construction phase of the development is adequately mitigated.

**Informatives**

This application is linked to outline planning permission 16/00962/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice