

Application Number 17/01060/REM

Proposal	Approval of reserved matters for the erection 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B).
Site Location	Former Site of 10 - 12 Castle Street, Stalybridge Tameside
Applicant	Mossclare Housing and Rowlinson Construction
Recommendation	Subject to no objections being received from the Environment Agency, Grant Reserved Matters consent subject to conditions
Reason for report	A Speakers Panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

1. APPLICATION DESCRIPTION

- 1.1 This is the reserved matters application following on from the earlier hybrid planning application which granted outline consent on parcel A of the site for residential development with only details of access provided at that stage. This application seeks permission to develop the site with two new three storey apartment blocks comprising of 18 homes with associated car parking and landscaping with detailed approval of appearance, landscaping, layout and scale.
- 1.2 The proposed 3-storey apartment blocks would be located at both the northern and southern boundaries of the site and would comprise of 2 apartment block. The northern one with a dual pitched roof measuring approximately 12m long, 19m wide and 13.8m to the ridge and 8.8m to the eaves containing 6no. two-bedroom apartments and the southern building located on the Castle Street frontage with a double dual pitched roof measuring approximately 19m long, 19m wide 12.5m to the ridge and 9.3m to the eaves, containing 3no. one-bedroom apartments and 9no. two-bedroom apartments.
- 1.3 The materials proposed for the buildings will be predominantly red/brown brickwork with grey roof covering and grey powder coated aluminium window surrounds. The apartments would include Juliet balcony balustrades, window cowls, parapets and patio door panels in various opaque shades of glass.
- 1.4 Vehicular Access is proposed from Castle Street using the existing access approved under 17/00019/FUL with the submitted plan showing an additional 15 car parking spaces being situated centrally between the two apartment blocks. The previous scheme included a secure gated access for vehicles with a fob controlled vehicular access. A separate pedestrian access gate is proposed to the south of the site off Castle Street.
- 1.5 The application has also been supported by a comprehensive suite of supporting assessments and documentation. These include: -

Topographical Survey (Ref.: SSL:17617A:200:1:1)
Stormwater Drainage Appraisal (Ref.: C19709/01)
Phase II Stormwater Drainage Addendum (Ref.: KM/C19236)
External Works G.A. - Surface Water & Foul Drainage Plan (Ref.: C19709/02)
Falls and Levels Survey (Ref.: C19709/03)
Typical Drainage Details (Ref.: C19709/04)
Flood Risk & SUDs Assessment (Ref.: KM/C19236, Rev A – 11/01/17)

Addendum to Flood Risk & SUDs Assessment (Ref.: KM/C19236 – 23/02/17)
Soft Landscaping Plan (Ref.: D6325.002)
Hard Landscaping Plan (Ref.: D6325.001A)
Waste Management Plan
Bin Storage Provision – Phase 2 (4654/EMc)
Sustainability Statement (Mosaic Town Planning)
Crime Impact Statement
Heritage Impact Assessment
Phase 1 Geo-Environmental Site Assessment (Ref.: 11-493-r1-RevA)
Phase 2 Geo-Environmental Site Assessment (Ref.: 11-493-r2-RevA)
Remediation & Enabling Works Strategy (Ref.: 11-493-r3)
Lighting Plan (Ref.: D30180/JM/A)
External Lighting Design Summary (Pozzoni)

2. SITE & SURROUNDINGS

- 2.1 The application site itself is located within Stalybridge Town Centre and lies within the Stalybridge Conservation area. It comprises of 0.5 ha of previously developed land fronting Castle Street to the south and the River Tame to the north and contains mostly cleared land and rubble. There are existing commercial properties across the river to the north and east, a large restaurant to the south and residential development to the west. The character of the surrounding area is largely determined by its position on the fringe of Stalybridge Town Centre but comprising mainly residential uses with a mix of retail, restaurants and car parking nearby.
- 2.2 The site was previously used as part of the Castle Street Mills, which have now largely been cleared with the exception of the Grade II Listed engine house which still remains and is the only current built feature on the site.
- 2.3 In terms of topography, the land slopes gently down to a retaining wall on the northern boundary with the River Tame running below. The site boundaries consist of 2m high palisade fencing along the south, east and northern edge of the site with wire mesh fencing, brick and wooden board fencing along the boundary with Pattern House to the west.
- 2.4 The sites is located within 200m of Stalybridge Bus Station offering numerous services to the whole of Tameside and Manchester and 300m of Stalybridge Train Station providing regular services to Leeds, Liverpool and the rest of Greater Manchester to the west. The site is within 300m of the nearest primary school, 200m of the nearest doctors' surgery and, given its town centre location, in close proximity to a wide range of shops, services and facilities.

3. PLANNING HISTORY

- 3.1 The site has a long planning history but the most relevant to this application is the most recent permission 17/00019/FUL granted in March 2017 for the Hybrid planning application seeking; Full permission for ground works and remediation of entire site; Full permission for works to masonry wall and terracing of land adjacent to river bank; Full permission for the erection of a three storey block comprising 38 dwellings with associated car parking and landscaping on parcel A of the site and Outline permission with all matters reserved except from access for residential development up to 24 dwellings on Parcel B.

Other permissions on the site and surrounding include:

06/00117/OUT A mixed use development across a larger site comprising of up to 275 dwellings, 3,000 square metres commercial floorspace (Use Classes A1, A2, A3, B1, D1

and D2) and a hotel up to 2,500 square metres and up to a maximum of 175 parking spaces October 2006

03/01099/R3D Realignment of Castle Street (involving exhumation of former Caroline Street Methodist Church Burial Ground), closure of redundant section of Castle Street and provision of car parking area for proposed Longlands Mill development September 2003

04/00245/LBC Seek Listed Building Consent for demolition of blocks E, H2 and H3 and the east part of H Approved May 2004

04/01864/LBC Seek Listed Building Consent for partial demolition of buildings April 2005

05/00545/R3D Provision of temporary car park and new boundary fencing on two side to match existing Approved June 2005

06/00105/LBC Listed Building Consent for a mixed use development comprising of internal and external alterations, part demolition and conversion of the grade II listed Longlands Mill buildings to create 44 residential dwellings and new buildings to provide 60 dwellings and 1750m² gross commercial floor space to be used as either use classes A1,A2,A3,A4,B1,D1 and D2 and 267 car parking spaces, highways alterations to Castle Street and other associated works. Approved October 2006

06/00104/FUL Mixed use development comprising of alterations and conversion of the grade II listed Longlands Mill Buildings to create 44 residential dwellings (32 x one bed and 12 x two bed units) and new buildings to provide 60 dwellings (29 x one bed 31 x two bed units) and 1750m² gross commercial floor space to be used as either use classes A1, A2, A3, A4, B1, D1 and D2 and 267 car parking spaces, highways alterations to Castle Street and other associated works Approved October 2006

08/00388/FUL 2no. additional apartments within development approved under application 06/00104/FUL and rearrangement of service space Approved July 2007

11/00712/LBC Brick up rear openings in ground floor rear wall Approved October 2011

4. RELEVANT PLANNING POLICIES

Tameside Unitary Development Plan (UDP) Allocation Stalybridge Town Centre
Stalybridge Town Centre Conservation Area

Tameside UDP

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

1.12: Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

E2 (8) Development Opportunity Areas Castle Street/ Longlands Mill

H7: Mixed Use and Density.

S1 Town Centre Improvement

T1: Highway Improvement and Traffic Management. T11: Travel Plans.

C1: Townscape and Urban Form

C2 Conservation Areas

C4 Development in or Adjoining Conservation Areas
C6 Setting of Listed Buildings
C10 Development Affecting Archaeological Sites
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N6 Protection and Enhancement of Waterside Areas
N7: Protected Species
OL7 Potential of Water Areas
OL9 Derelict Land Reclamation
OL10 Landscape Quality and Character
OL15 Openness and Appearance of River Valleys
MW11: Contaminated Land.
U3: Water Services for Developments

Other Policies

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

National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development
Section 2 Ensuring the vitality of town centres
Section 4 Promoting sustainable transport
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 10 Meeting the challenge of climate change, flooding and coastal change
Section 12: Conserving and enhancing the historic environment

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 As part of the planning application process 279 notification letters were sent out to neighbouring properties on 24th January 2018 a notice was also posted at the site and displayed in a local newspaper on the 15th February 2018.

6. RESPONSES FROM CONSULTEES

Arboricultural Officer

The trees within the site are of low amenity value. A landscape design should include suitable planting.

United Utilities

No objection to the proposed development subject to conditions requiring details of foul and surface water drainage are attached to any approval. Makes note that a public sewer

crosses the site and if a diversion of the affected public sewer is required this will need to be done at the applicant's expense.

Greater Manchester Ecology Unit

The habitat creation plan which also shows the biodiversity enhancements (bird and bat boxes) (TEP drawing no D6325.002B dated 28/03/2019) together with the lighting plan (Kingfisher Lighting drawing no D30180/JM/A dated 29/03/2017) submitted with the application appear to be adequate for the development. The plans should therefore be implemented in full.

Greater Manchester Archaeological Advisory Service

GMAAS are satisfied that, apart from the engine house which is a significant relict of the site's rich industrial heritage there is no further archaeological work required on site. No objections subject to conditions recommending that a programme of below-ground investigation and recording is undertaken to complement the previous survey of the extant historic fabric and that the industrial heritage of the Castle Street Mills is commemorated through interpretation panels, heritage displays and a published document..

Historic England

The application should be considered in line with national policy and legislation.

Environment Agency

No objection in principle, but advise the remedial targets for controlled waters require updating and re-submitting along with copies of the Rev B site investigation reports

Greater Manchester Police Design For Security

No objections subject to the proposed development being designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement

Head of Environmental Services Environmental Health

Contaminated Land: recommend that a standard contaminated land condition is attached to any planning approval granted for residential development at the site. The information provided to date will go some way towards satisfying the requirements of this planning condition.

Head of Environmental Services Highways

In Highways terms the site is in a sustainable location within the town centre accessible by both bus and rail, therefore the level of car parking suggested is acceptable and raise no objections subject to conditions.

Head of Environmental Services – Waste

Advised that the following bin storage will be required 2 x 1100 litre Eurobins & 2 x wheelie bins for domestic waste, 3 x 1100 litre Eurobins for co-mingled glass, plastic and tins, 2 x 1100 litre Eurobins for paper and cardboard and 2 x 240 litre wheeled bins for food waste.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

In response to the original notifications 2 objections have been received from households both from Pattern House. The grounds given for objecting are:

Amenity

Loss of views and light to properties in Pattern House.

Disruption from building / construction traffic.

Loss of privacy due to the close proximity of the proposed building.

Financial
Devalue Surrounding Properties.
Loss of earning due to disturbance

Heritage
Objection to significantly changing the Grade 2 listed Engine House

8. ASSESSMENT

The principal issues in determining this application are:

- Principle of Development
- Conservation Area and Listed Buildings
- Layout and Design
- Amenity
- Highway Safety and Accessibility
- Ground Conditions
- Ecology
- Trees and Landscaping
- Drainage, Flood Risk
- Environmental Health
- Planning Obligations
- Refuse
- Other Matters

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The proposed development would bring about the final part of the redevelopment of a site long-identified for residential use as a 'Development Opportunity Area' under policy E2 (8) of the UDP and would also finally secure the beneficial re-use of all of a large, derelict and contaminated site within Stalybridge Town Centre and which has detracted from the Stalybridge Conservation Area for many years. The location has excellent access to a wide range of shops and services within the town centre as well as the public transport network via the bus interchange and rail station that provides good access to both Greater Manchester and Yorkshire.
- 9.2 The proposals would also make a valuable contribution to housing land supply within the borough and would provide a mix of one and two bed homes in a well-designed scheme and part of the wider redevelopment of the whole site.
- 9.3 In overall terms, the delivery of new homes in this location would accord with the aims and policy objectives of the adopted UDP and having particular regard to the guidance contained within the NPPF and Practice Guidance and should be supported. There are however a number of detailed matters which also need to be considered and which are now discussed in more detail below.

10. HERITAGE ASSETS: CONSERVATION AREA AND LISTED BUILDING

- 10.1 The principles within SPD policy RD2 aligns with UDP policy C1 and C2 require development to respect the distinct settlement pattern and townscape of the area.
- 10.2 In this respect, the proposed massing and orientation of the apartment blocks is reminiscent of the industrial/mill buildings which once occupied this site and the apartment

blocks have been designed to align with the neighbouring residential development at Pattern House and Longlands Mill and that approved under 17/00019/FUL to reinforce this character. Furthermore, the proposed transition in scale from the five storey Pattern Houses to the existing 19th century, three storey buildings along Melbourne Street to the east is also considered to be acceptable and would also help to integrate the development with the properties on the adjacent river bank along Market Street.

- 10.3 In terms of external appearance, it is considered that the design of the proposed scheme is acceptable and would result in a new additions to the conservation area which is both sympathetic to the special historic character of the conservation area and its historic buildings and yet which incorporates contemporary features to ensure a scheme which adds to the character and quality of the area by assisting with the transition between old (Melbourne Street) and new (Pattern House). This is achieved through the use of a traditional brick construction but with inclusion of a range of contemporary features including window cowls, balcony's, coloured glazing, and double dual pitched roof rather than simply replicating the entirely traditional building materials and styles including stone detailing and pitched slate roofs found within the wider conservation area.

11. ENGINE HOUSE

- 11.1 The application site occupies an area which once housed Castle Street Mills which has been cleared apart from the Longlands Mill building converted into residential apartments and the remaining engine house which is now separated from the original mill building by the modern Pattern House residential block. The Engine House is curtilage listed (Grade II) with the Longlands Mill building. The associated applications considered elsewhere on this agenda (17/01058/FUL and 17/01059/LBC) pertain to both planning and listed building consent for works to partially demolish the engine house leaving low level walls to three sides to create a communal garden area.
- 11.2 The proposed works to the engine house are not considered as part of this application and have been excluded from the site edged red. The residential blocks the subject of this application have been designed to fit around the remains of the engine house within the site which allows that area to be used as part of the landscaping for the site.
- 11.3 Taking into account the above, it is considered that the proposed development would enhance the special character of the conservation area and would preserve and enhance the setting and appearance of the listed building and the proposal would therefore accord with UDP Policies C1, C2, C4 and C6 and NPPF paragraph that an acceptable scheme at reserved matters stage could be achieved.

12. LAYOUT AND DESIGN

- 12.1 In terms of layout and design of the scheme, the proposed layout of the scheme around a central court yard means that both sides of the proposed apartment blocks would benefit from some degree of solar gain and continues the strong building line already established on Castle Street. Furthermore, long views through the site to the river cutting can also be maintained.
- 12.2 In terms of scale and mass, it is also considered that the development is acceptable and would fit within the surrounding area and assisting with the transition between surrounding properties from Pattern House, to those currently under construction on the east of the site and those further east on Melbourne Street and on the opposite side of the river bank.
- 12.3 As set out in the previous section, the proposed palette of materials using red brick and grey details to the roof, fenestration and windows coupled with areas of glazing with

coloured sections would also result in a building which is sympathetic and compatible with the character of the locality but with interesting design features that would complement the character and appearance of the area in accordance with UDP and SPD policies and is acceptable.

- 12.4 In overall terms the development is acceptable taking into account the site characteristics and relationships with neighbouring buildings and would comply with the design and conservation based policies in the UDP, SPD and would accord with the guidance contained within the NPPF and PPG.

13. RESIDENTIAL AMENITY

- 13.1 In protecting the amenities of both future and existing occupiers of residential properties, minimum separation distances are required between buildings to help achieve this. Separation distances are considered to be necessary in cases where it is appropriate to ensure privacy due to overlooking of windows and gardens might be significant.
- 13.2 The minimum separation distances are set out in SPD policy RD5 which also makes allowances for degree of angle, height of buildings and differences in site levels.
- 13.3 The policy confirms a minimum separation distance between habitable room windows on two storey developments of 21 metres where habitable room windows directly overlook. Added to this should be 3 metres for every additional storey and 1m for every 1m difference in ground level. This distance is reduced to 14 metres across street frontages.
- 13.4 The proposed west elevations of the building will maintain a 22.6m separation to the elevation of in Pattern House and an average of 14m across the access road and car park from the under construction properties in Block A within the site to the east. These distances to both the existing residents in Pattern House and those within the site ensures that the proposed development would meet the requirements of this policy which should ensure there is no significant impact on the occupiers of neighbouring properties.
- 13.5 The site layout also shows that sufficient spaces exists around the blocks for residential amenity for the proposed dwellings and this is in line with the councils requirements in the SPD.
- 13.6 Whilst neighbours have commented on the likely impact of the development on neighbouring properties in relation to loss of views and privacy what should be considered is the proposed scheme is a three storey block (ground, 1st and 2nd floor and pitched roof) whilst the neighbouring Pattern House is substantially higher with the residential properties sitting above a ground floor level car park deck. With the separation distance achieved it is not considered that there will be any substantial loss of amenity to these residents. Furthermore, the site was always identified for further future development both at earlier planning application stage when the development including Pattern House was approved and also as part of the UDP allocation under E2 (8).

14. HIGHWAY SAFETY AND ACCESSIBILITY

- 14.1 The site is located in a highly accessible location within the town centre and close to the train station, bus interchange, local shops and two national supermarkets whilst also providing safe and secure cycle parking provision. Consequently the proposed car parking provision of around 80% is considered to be entirely acceptable in this location. As a result of this, it is not predicted that the amount of development proposed would have any significant impact on the local highway network. Likewise, the low volume of traffic expected and good accessibility also means that a travel plan condition is not required.

- 14.2 In terms of highway safety, the proposed vehicular access from Castle Street will utilise an existing access point and is considered to be safe and satisfactory by the Head of Environmental Services - Highways.
- 14.3 The development includes provision for cycle storage and this has been confirmed as 20 spaces, utilising a two-tier cycle storage system. This brings the level of cycle storage over 100% which is a positive contribution to the scheme and considered to be acceptable in this location.
- 14.3 Taking these factors into account, officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies T1, T7, T10 and T11 as well as Section 4 of the NPPF.

15. GROUND CONDITIONS

- 15.1 The application is supported by a contaminated land risk assessment which considers the work already undertaken as part of the 2017 permission and has been reviewed by Environmental Health and The Environment Agency. Copies of revised site investigation reports have been requested however to date comments on these have not yet been received.
- 15.2 With respect to risk to controlled waters the Environment Agency has commented that although they are satisfied with the remediation strategy proposals the targets for controlled waters require updating due to the use of the out of date Remedial Targets Worksheet. It has been requested that the remedial target calculations be updated and resubmitted. This has not yet been received.
- 15.3 A condition was placed on the outline consent requiring further work regarding contamination to be undertaken prior to the commencement of development. Subject to this condition being satisfied and confirmation that the further information requested by the Environment Agency is satisfactory, officers can then be satisfied that the requirements of the NPPF in terms of contaminated land can be addressed and the site developed without any unacceptable impacts on human health or controlled waters.
- 15.4 In this instance, the site is not in an area at risk from former coal workings and the development is acceptable in accordance with policy MW11: Contaminated Land.

16. ECOLOGY

- 16.1 The application is accompanied by an Ecological assessment which has been considered by GMEU who support the opportunities for improving the natural habitat in this area shown on the proposed plans. They agree that the proposed biodiversity enhancements (bird and bat boxes) together with the proposed lighting plan are adequate for the development and raise no objection to the scheme on ecological grounds.
- 16.2 The proposals would not therefore have any adverse effect upon protected species and are thus in accordance with policy N7: Protected Species and the guidance contained within the NPPF and PPG.

17. TREES AND LANDSCAPING

- 17.1 The Council's tree officer has been consulted and comments that the application site currently contains no trees of any amenity value.

- 17.2 The key features of the submitted landscape plan include;
Row of proposed trees along the site boundary with Castle Street
Row of proposed trees along the site boundary with Pattern House
Tree planting within car parking area
Tree planting along river frontage
Different coloured surfaces around footpaths and car parking areas within the site.
- 17.3 The inclusion of the line of trees along the southern boundary to Castle Street and between the existing Pattern House building will benefit the site and area generally and it is considered the proposed development and landscape proposals will enhance both the development and character of the area and would comply with UDP policies N4 and N5.

18. FLOOD RISK AND DRAINAGE.

- 18.1 As the application site falls within draft flood zone 2, it must be assessed against the requirements of the NPPF which aims to ensure that inappropriate development is avoided in areas at risk of flooding which has been demonstrated through this process, In this regard, the Environment Agency have raised no objection.
- 18.2 In terms of the site drainage, United Utilities state they have no objection to the proposed development subject to conditions requiring further details of the foul and surface water drainage. No concerns have been raised regarding sewer capacity in the area.
- 18.3 In the absence of any technical objection the proposal is now considered to accord with policy U3 and the guidance contained within the NPPF and PPG subject to satisfactory compliance with conditions.

19. CONSTRUCTION NOISE

- 19.1 Comments have been received from neighbours regarding the potential for disruption at construction stage whilst the development is undertaken and built out. Unfortunately, some degree of disruption is an inevitable consequence of development and this cannot be used as a reason to resist planning proposals; however, the local authority can impose conditions to assist with mitigating some of the impacts including agreeing a site construction management plan with the developers and also restricting the hours in which construction works can be carried out.

20. DEVELOPER OBLIGATIONS

- 20.1 The application site is located on Council owned land and therefore there is no requirement for any S106 obligations in this instance.

21. REFUSE

- 21.1 The waste services team were consulted on the application and have advised that the following bin storage will be required for the 18 units; 2 x 1100 litre Eurobins & 2 x wheelie bins for domestic waste, 3 x 1100 litre Eurobins for co-mingled glass, plastic and tins, 2 x 1100 litre Eurobins for paper and cardboard and 2 x 240 litre wheeled bins for food waste.
- 21.2 The submitted plans show that this can be provided within the bin store area within the car parking area and there is level access both internally and externally to the store. The refuse vehicle will access the site and collect the bins from the bins store. There is space

provided in the opening to the Phase 2 car park for turning a refuse vehicle and the surface will be of suitable specification for a refuse vehicle.

22. OTHER MATTERS

- 22.1 Objections received regarding the concern that the proposals have the potential to devalue the existing neighbouring properties or loss of earnings during the construction phase are not material to the determination of the application under planning legislation and case law.

23. CONCLUSION

- 23.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission 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.
- 23.2 In this instance, the application site is designated for residential use under UDP Policy E2 (8) and as the redevelopment of the site would bring about a range of benefits including re-use of a prominent and redundant town centre/ conservation area site; visual amenity improvements; additional planting / ecological improvements; contribution to delivery of new homes; and additional expenditure in the local shops and services. There are no significant factors which outweigh these benefits and so the proposal is therefore recommended for approval subject to the conditions.

24. RECOMMENDATION

Subject to no objection being raised by the Environment Agency in respect of the revised remediation strategy and site investigation report, grant the Approval of Reserved Matters for the erection of 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B) subject to 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. No development, other than work to undertake site clearance, remediation and ground engineering works, shall take until such time until samples and/or a full specification of materials to be used externally on the hereby-approved apartment block 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 including window frames and balcony detailing. The development shall be constructed in accordance with the approved details.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna shall be installed / affixed on the exterior of any building forming part of the development hereby permitted.
4. Prior to first occupation, precise details of the type, siting, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be fully completed in accordance with

the approved details prior to first occupation of any of the hereby approved residential units.

5. The approved scheme of landscaping shall be implemented before the development is first occupied 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 by the developer unless the local planning authority gives written consent to any variation
6. 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.

7. Prior to first occupation of any residential unit, the hereby approved car parking and circulation areas indicated on approved plan (insert planning ref) shall be fully constructed, drained, marked out and be available for use and thereafter kept unobstructed and available for its intended purpose.
8. Prior to occupation, the cycle parking indicated on the approved plan (4654-01_1002 rev A) shall be fully completed and be available for use and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of cycles at all times.
9. Prior to occupation, the refuse storage area indicated on the approved plan (4654-01_1002 rev A) shall be fully completed and be available for use and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the storage of bins at all times.
10. Foul and surface water shall be drained on separate systems.
11. No development, other than site clearance, remediation and cut and fill operations, 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, 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved drainage scheme.

12. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - A: Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - B: Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.The development shall be carried out in accordance with the approved details.
13. During demolition, ground engineering and construction periods, no works (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.
14. The development hereby permitted shall be carried out in accordance with the following approved plans: 4654_1000, 4654_1001, 4654_1002, 4654_1003, 4654_1004, AP_C19236_02C_External works GA - surface water & foul drainage, 5751.05.002 Ecological Assessment V2, 16-0932, 11-493-r1-Rev A-Phase I Report and 11-493-r2-RevA-Phase II Site Investigation and Geo-Environmental Site Assessment, C19236_03A, SSL:17617A:200:1:1, 2016/59 V1 Archaeological Assessment, Planning Statement, Sustainability Statement and C19236 - Flood Risk Assessment - Rev A (11/01/17) and Addendum (23/2/17)