

Application Number 18/00247/FUL

Proposal	The application proposes to build 20 affordable new dwellings on the vacant brownfield site of the former Flowery Field School building, this includes 16 semi-detached, 3 mews units and 1 detached unit.
Site	Flowery Fields, Old Road, Hyde, Tameside
Applicant	Jigsaw Homes (previously New Charter) / Bardsley Construction
Recommendation	Members resolve to grant subject to recommended conditions and completion of section 106 agreement.
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for a residential development of 20 dwellings. The proposals comprises 11no. 3 bedroom and 9no. 2 bedroom two storey properties. A total of 4 house types are proposed including 16 semi-detached a mews of 3 properties and a single detached. Access to the site is taken from Old Road. The road would extend in an eastern direction serving a single cul-de-sac. The proposed accommodation ranges from 76.6sqm to 92sqm. The site area is approximately 0.5 ha equating to a density of 40uph.
- 1.2 The application has been amended to address officer concerns relating to the internal layout. The submitted scheme is a reflection of negotiations with the applicant.
- 1.3 The application has been supported with the following documents:

Design & Access Statement;
Open Space Assessment;
Coal Mining Report;
Ecology Statement;
Drainage Statement;
Crime Impact Statement;
Full Plans Package.
- 1.4 As a major planning application the site meets the qualifying criteria for developer contributions towards offsite infrastructure improvements. These contributions would be secured within a section 106 agreement for Highway and Greenspace. The development falls below the trigger point for education contribution which applies to developments of 25 units.

2. SITE & SURROUNDINGS

- 2.1 The application relates to land which was within the curtilage of Flowery Field Primary School prior to its demolition and relocation. The site is roughly triangular in shape and is bounded to the north by the access road serving the replacement Flowery Field School, east by the rear of terraces properties fronting Lodge Lane, South by Wootton Street properties and west by Old Road.
- 2.2 The surrounding area is characterised by the traditional 2 storey red brick properties. Hyde Technology School is located to the west of the site and Hyde Park is located to the east of the site.

- 2.3 On the opposite side of Old Road, there lie four rows of red brick terraces. The site is well-connected with regular buses operating along Old Road and Flowery Field rail station within walking distance.
- 2.4 There is a very slight fall in levels across the site to the southern boundary. The central areas of the site previously supported school buildings, as a result of this, vegetation is generally found on peripheral areas of the site.

3. PLANNING HISTORY

- 3.1 08/00584/FUL – Extension to school building to form new classroom, toilets, entrance and covered play area – Approved 03.07.2008
- 3.2 13/00978/FUL – Full application for the demolition of existing school buildings and erection of replacement building, together with playing fields, games courts, hard and soft play provision, new accesses, car parking and landscaping at Flowery Field Infant And Primary School (on behalf of the Secretary of State for Education – Approved on 31.07.2014

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:** Part Unallocated and Part Protected Green Space.
Protected Green Space.
- 4.4 **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
- 4.5 **Part 2 Policies**
H2: Unallocated sites
H4: Type, size and affordability of dwellings
H5: Open Space Provision
H6: Education and Community Facilities
H7: Mixed Use and Density.
H10: Detailed Design of Housing Developments
OL4: Protected Green Space.
OL10: Landscape Quality and Character
T1: Highway Improvement and Traffic Management.
T10: Parking
T11: Travel Plans.
C1: Townscape and Urban Form
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N7: Protected Species
MW11: Contaminated Land.
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency

4.6 **Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.7 **National Planning Policy Framework (NPPF)**

Section 2 Achieving sustainable development
Section 6 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change

4.8 **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 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement the application has been advertised as a Major Development:

- Neighbour notification letters to 49 addresses
- Display of site notices
- Advertisement in the local press

5.2 Neighbour notification letters have been issued to reflect amendments with the development.

6. RESPONSES FROM CONSULTEES

6.1 Local Highway Authority – No objections, the design has been amended to reflect comments. Recommend a series of conditions.

6.2 United Utilities – Recommends inclusion of Informatives on any decision notice and a condition relating to drainage details being submitted prior to commencement of development.

6.3 Greater Manchester Ecological Unit – No objections to the mitigation strategy submitted within the ecological appraisal to include the provision of Bat bricks and/or tubes within the new development, Bat boxes, Bird boxes, Native tree and shrub planting and Wildflower grassland areas

6.4 Borough Contaminated Land Officer – No objections subject to recommended conditions requiring further site investigations. .

6.5 Borough Environment Health Officer – No objections raised subject to a condition relating construction hours.

- 6.6 Borough Tree Officer – The trees to be removed are mainly low value with a few moderate value specimens. Other vegetation on site is low value scrub and naturalised areas. The proposed plans indicate some tree and hedge planting to mitigate losses, but the species should be agreed prior to development commencing. Trees to be retained should be protected to BS 5837 during all works.
- 6.7 Coal Authority – Supportive of the level of investigation undertaken which has not identified any shallow workings within the site. No objections subject to the recommendations within the report being implemented on site.
- 6.8 GMP (Design for Security) – Recommend that Secure by Design Accreditation is applied for.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 2 letters of objection have been received from a neighbouring resident, raising the following concerns (summarised):
- The site is too small to accommodate 20 houses plus parking facilities, without overlooking existing residents. Secondly could the builders rethink and utilise part of the land that once was Ashton Brothers Newton Street. Or is this too expensive option?
 - The land was gifted to the people of Hyde to serve educational purposes the site should remain as it was intended for the sole use of the school and pupils.
 - Disturbance associated with the construction process impacting on Children accessing the school.

8. ANALYSIS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The current position is that the Development Plan consists of the policies and proposals maps of the Unitary Development Plan and the Greater Manchester Joint Waste Plan Development Document.
- 8.3 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision making this means:-
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - o any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - o specific policies in the Framework indicate development should be restricted.

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The sites allocation is split between being unallocated and being registered as Protected Green Space. The unallocated space accounts for the majority of the site and included the former footprint and hard surface areas of the former school building. The Protected Greenspace is triangular in shape and covers approximately a quarter of the sites area

along the boundary to the Lodge Lane Properties. The site in the main is classified as Previously Developed Land following the relocation of the primary school to modern facilities north of the site. The development of this area of the site would be fully compliant with the UDP policy H2 which promotes the reuse of PDL land. Notwithstanding this an assessment on the loss of the Green space Function is nonetheless still required.

- 9.2 Policy OL4 of the UDP seeks to retain areas of protected green space. It states that the development of such land will not be permitted for the development, the only exceptions to this approach include (summarised):
- a) the proposed development is ancillary to the principal use of a playing field/green space for recreation or amenity and does not adversely affect its use;
 - b) redevelopment of part of the playing field or green space provides the only means of upgrading the to the require standard and local recreation/greenspace function will continue to be met
 - c) The playing field / Green space which will be lost as a result of the proposed development would be replaced by a playing field /green space of equivalent or better quality/quantity
 - d) The retention of the site is not necessary and the site has no special significance to the interests of sport and recreation

The wording of Policy OL4 is consistent to the provisions within paragraph 97 of the NPPF.

- 9.3 The application is supported by a Planning and Open Space Assessment. The justification of the policy identifies that it is not the intention of Policy OL4 to “restrict the possible development of small areas of land which are not recognised as recreation or amenity sites and which may in some cases be disused or unsightly in their present condition.”
- 9.4 The reality for the site is that the land has not been publically accessible. Following the relocation of the school the site has been abandoned and is currently not used for any educational purposes and with this performs no formal recognised recreation function. The proximity of the site to Hyde Park and its associated facilities confirms that local residents have good access to recreation and amenity space. Inaccessible former play space such as this is considered to not be demonstrably special to the local community. The site’s location and relationship to existing residential properties means that it would not be practical to be developed for formal recreation/play space use. The applicant is committed to meeting contributions to off-site open space and this is deemed acceptable against the provisions of OL4.

Housing Supply:

- 9.5 Paragraph 59 of the NPPF identifies the Government objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay. UDP policy H2 confirms that the Council will not permit the development of Greenfield sites unless there an adequate five year supply is no longer available.
- 9.6 In terms of housing development, the Council cannot demonstrate a deliverable five year supply of housing land. It is therefore recognised that the NPPF is a material consideration that carries substantial weight in the decision making process. Assuming the development is considered sustainable, paragraph 11 is clear that where no five year supply can be demonstrated, the presumption in favour of sustainable development identified in the footnote of paragraph 11 should be applied to the consideration of planning applications.
- 9.7 In considering the merits of the proposals significant weight is given to the fact that the development would be for affordable housing and make a positive contribution to meeting current housing needs within a period of significant undersupply.

- 9.8 The site is located within an established residential area. It is within the catchment of local schools, services, public transport and Hyde Town Centre is immediately on hand. The location is considered wholly sustainable for planning purposes. The proposals are therefore considered to achieve the three dimensions of sustainable development through the contribution to the supply of affordable housing within a sustainable location.

10. DESIGN AND VISUAL AMENITY

- 10.1 'UDP, NPPF policies and the guidance of the SPD are clear in their expectations of achieving high quality development that enhances a locality and contributes to place making. The framework emphasises that development should be refused where it fails to take opportunities available to improve the character and quality of an area and the way that it functions (para. 130). Policy RD22 of the adopted SPD applies specifically to infill development it advises that:
- Plot and boundary widths should align with the surrounding street.
 - Scale and mass of dwellings should align with their surroundings.
 - Architectural styles and materials should generally align with the existing.
 - Development must follow an existing building line and orientation, particularly at road frontage.
 - Ensuring privacy distances are achieved.
 - Proposals should not land lock other potential development sites.
 - Retaining and providing appropriate outdoor amenity space, parking & access.
- 10.2 The layout has been amended following concerns raised by Officers and Consultees. The subsequent layout responds to the issues raised in a positive manner and would create a welcoming residential environment.
- 10.3 The Design of Residential Development SPD's overall purpose is to achieve high quality design in residential development. The proposals would see the creation of a residential cul-de-sac with access being taken from a new entrance off Old Road. The properties would take a traditional layout with them being sited so as create active frontages to the highway. Building lines to Old Road would be observed and the properties would work to perimeter block principles to those located outside of the site boundary i.e. Lodge Lane which has amenity and security benefits.
- 10.4 In responding to the local context the scale, materials and fenestration would be directly comparable to that of the existing housing stock through the use of a red brick and vertical emphasise to the fenestration. All of the properties are served with a private front to rear access which allow for the storage of bins outside of the public domain.
- 10.5 The development would constitute a density of approximately 40uph; this is considered to be an efficient use of the land which is comparable to the locality. An increase to the density would not be desirable recognising this would be at loss to landscaping and car parking. All of the properties would be 2 storey in height therefore of a directly comparable scale to existing properties. Overall it is considered the scale of the development, both in terms of the numbers and heights is appropriate to the local context.
- 10.6 Parking arrangements would be provided mainly to the side of dwellings which reduces the overall dominance. This arrangement allows for the provision of front garden areas, the landscaping of which breaks up areas of hard landscaping. Provision is also made within the layout to accommodate appropriate levels of visitor parking within the street.
- 10.7 Within the development boundaries would consist of a mixture of treatments the exact details of which would need to be addressed by way of a condition. The aim being to create private defensible space and also provides a suitable finish to the public areas that

ensures relevant privacy standards are achieved. Where space allows, frontages would support planting in the form of trees and shrubs, this in turn provides a visual benefit by softening the site's overall appearance by enhancing the setting of individual plots.

- 10.8 Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area. It is considered that the design has sufficient regard to the objectives of UDP policy H10 and the adopted SPD which stress the importance of residential development being of an appropriate design, scale, density and layout.

11. DESIGN & RESIDENTIAL AMENITY

- 11.1 The policies of the adopted Residential Design Guide strive to raise design standards; they should be applied along with the criteria of Building For Life (BFL). Good design is aligned to the delivery of high residential amenity standards, this should reflect equally on the environment of existing residents as well as that of future residents. Technical standards (spacing distances policy RD5) form part of the criteria to the assessment of good design, but this should not override principles of successful place making. Good design is about how buildings relate to one another, their place within the streetscape and interaction within their surroundings. Developments should not be dictated by highway (policy RD13) they should observe established Street Patterns (policy RD3) and promote Natural Surveillance at street level (policy RD4). BFL states that basic principles should be observed when designing layouts, the use of strong perimeter blocks is advocated and specific reference is made to avoiding houses which back on to the street and create what is effectively a 'dead edge'.
- 11.2 Historically surrounding properties had an outlook out onto the former school building which occupied the majority of the site. The layout has been amended at the request of the Officers in the interest of amenity levels of neighbouring residents and future occupants alike. The adopted Residential Guide also identifies spacing standards of 21m (habitable) and 14m (habitable to gable) be achieved on new developments. It also states that standards can be relaxed on infill developments. As identified the layout works to perimeter block principles the majority of the housing arranged so that rear gardens abut those of existing properties. The 21m standard is observed to the original rear elevation of the properties on Lodge Lane. It is noted that one property (no.39) supports a two storey rear extension which results in encroachment on the distance to plot 14. This can be tolerated and is typical to that of relationships between many properties within the locality. It is recommended that Permitted Development Rights are removed from all plots to allow future consideration to the impacts of any extensions.
- 11.3 Overall the development would maintain sufficient space around and adequate visual separation with neighbouring residential properties. The overall design approach is considered sympathetic in terms of siting, scale, massing, design, roofline, and materials and would be in keeping with the immediate surroundings.
- 11.4 Subject to the safeguarding of the recommended conditions it is considered that levels of amenity and overall privacy of existing residents would be acceptable.
- 11.5 Occupants of the dwellings would be served with a good level of amenity. The design of the properties is such that they have well-proportioned room sizes which exceed the technical standards. Rear gardens are also of a size which is suited to family occupation.
- 11.6 The site is within an established urban area, which represents a highly accessible and sustainable location. It is located close to a high frequency bus route and is also located within a convenient walking distance of Flowery Field Train Station. Hyde town centre and

its associated amenities is also immediately on-hand. This would be of significant benefit to future occupants.

- 11.7 The design approach would be sympathetic in terms of its siting, scale, massing, design, roofline, materials and landscaping, it would build upon local distinctiveness of the street scene. The density of development reflects that which prevails within the locality and strikes the correct balance between the need to protect residential amenity, local character, and the efficient use of land. The layout and form of development represents a considered response to its context, and would avoid any undue impact on the amenity of neighbouring properties which overlook the site, and for future occupiers by reason of visual intrusion, overshadowing, loss of daylight, overlooking or loss of privacy and accords with the provisions of policy H10 and the adopted SPD.

12. HIGHWAY SAFETY

- 12.1 A new access onto Old Road would serve the development. With the exception of plot no.1, 18, 19 and 20 which would take Pedestrian access from Old Road all properties take vehicle and pedestrian access from the new access road. The amendments to the design have sought to reduce the dominance of hardstanding. The road would be designed to a maximum 1:20 slope and be designed to accommodate appropriate vehicle manoeuvring.
- 12.2 The Highways Authority comment that the access arrangements are suitable to protect all road users. The road within the development is designed to ensure that vehicle speeds are low on the approach to the site access. Adopted roads within the development would be treated with Tarmac with private driveways block paved.
- 12.3 In line with the maximum standards of the adopted SPD on parking all of the properties have 2 off street parking spaces. The position and orientation of the properties ensures that these parking spaces are accessible and in the interests of security are also covered by good surveillance.
- 12.4 Traffic movements to and from the site would be acceptable in terms of local capacity. The proximity of the site to Hyde centre, in addition to public transport, employment and community services is noted, and on this basis is considered in highway terms to be a highly appropriate location for a residential development.
- 12.5 The access and parking arrangements have been designed in conjunction with advice given from the Highways Authority and they have raised no objections. Therefore subject to the recommended conditions, it is considered that the development adheres to the provisions of policies T1 and T10.

13. LANDSCAPING & ECOLOGY

- 13.1 As previously acknowledged, the majority of the site had been previously developed resulting in soft landscaping being located to peripheral areas. Consultation with GMEU confirms that a suitable Ecological survey has been undertaken.
- 13.2 The main area of value is a small shallow man-made pond on the northern half of the site. A Habitat Suitability Index has been undertaken that the pond is below average suitability to support Great Crested Newts.
- 13.3 A number of trees are to be lost to the development, however most will be retained. All trees to be retained on the site would be protected from the development to prevent damage to the root system and ensure their future retention.

- 13.4 Section 11 of the NPPF advocates biodiversity enhancement. The biodiversity value of the site could be enhanced as part of the landscaping proposals to be approved by condition. GMEU advise that this should include locally native species to benefit and maintain wildlife connectivity in addition to the fixture of bat and bird boxes to each of the dwellings.

14. DRAINAGE

- 14.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have confirmed that the foul water drainage flows from the development can be accommodated into the existing network the apparatus for which is located within the surrounding highway to the site. .
- 14.2 The level of development is comparable to that of the sites historic use when it previously supported a school. The site would be positively drained and the attenuation of surface water would ensure that greenfield run-off rates can be achieved.
- 14.3 Subject to the safeguarding of the recommended conditions requiring drainage details to be submitted no objections are raised from a drainage perspective.

15. GROUND CONDITIONS

- 15.1 The Coal Authority records indicate that the site is in an area of likely historic unrecorded coal mine workings at shallow depth. The planning application is supported by a Report on Shallow Mining Site Investigation Works. This report has been informed by an appropriate range of sources of information, including the findings of intrusive site investigations which has been met with approval from the Coal Authority. The recommendation of the report is that foundations within the development are reinforced, this would be secured by a planning condition.
- 15.2 Consultation with the Contaminated Land Officer confirms that no objections are raised subject to the further site investigations being undertaken. This would be secured through the requirements of a planning condition.

16. CONTRIBUTIONS

- 16.1 In accordance with the adopted contributions calculation the following contributions would need to be secured with the developer.
- Green Space £14,064.69 – Which would be directed towards improvements in Hyde Park
 - Highways: £15,964.15 – Upgrade local footway crossing to a Pelican Crossing
- Total £30,028.85

17. OTHER MATTERS

- 17.1 Noise: - With the exception of the nearby school the majority of noise is transport based limited to traffic on the surrounding network. The EHO is satisfied that a suitable standard of accommodation can be achieved.
- 17.2 Heritage: - There are no recorded assets within the vicinity of the site the setting of which could be in anyway affected by the proposals.

18. CONCLUSION

- 18.1 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.
- 18.2 The site is located within a highly sustainable location as demonstrated by its proximity to Hyde Town Centre and relationship to services. The redevelopment for residential purposes would be compatible with the sites land use allocation and would also be readily compatible with the residential nature of adjoining uses and would add to and contribute to much needed, good quality affordable housing in a period of under supply.
- 18.3 The design has evolved in a response that is positive to creating a welcoming residential environment. The high quality design would make a positive contribution to the local housing stock, in accordance with core principles of the NPPF.
- 18.4 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposals represent a highly efficient re-use of a brownfield site that would meet sustainability requirements, and contribute positively to the Borough's affordable housing supply.

19. RECOMMENDATION:

Members resolve to grant subject to the completion of a section 106 agreement 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 full accordance with the following approved plans/details:

Location Plan Dwg no. A000
Proposed Site Plan A004 Rev H
Proposed Street Scene A005 Rev E
2B4P Plans and Elevation A018 Rev B
2B4P Aspect_Plan and Elevations A019 Rev C
3B5P_Plan and Elevations A020 Rev C
Boundary Treatment Sample Section Plan A023 Rev B
Coal Mining Report N0663 SFK (TLC863) rep RC LKConsult 161216 (Rev A)
Ecology appraisal March 2018
Arboricultural Statement Ref CW/0915-AS February 2018
Drainage Statement Ref 218-014
Design and Access Statement
Planning and Open Space Statement March 2018
Sustainability Statement March 2018

3. Development shall not commence until 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 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.

4. 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.
5. The car parking indicated on the approved plan A004 Rev H shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for its intended purpose. Parking areas or driveways must be at least 3.1 metres wide and 6 metres long where in front of house doors or 5.5 metres long where in front of a garage. The areas shall be maintained and kept available for the parking of vehicles at all times.
6. Prior to commencement of work on site the applicant shall undertake a condition and dilapidations survey of the highway fronting the site and giving access to the site and prepare and submit a report to the Engineering Operations Manager. The developer will be responsible for making good any damage caused to the highway by the development works or by persons working on or delivering to the development. Any damage caused to the street during the development period shall be reinstated to the full satisfaction of the Highway Authority prior to the occupation of any part of the development.
7. The development shall not commence until details of a lighting scheme to provide street lighting (to an adoptable standard), to any shared private driveway or parking court have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how the lighting will be funded for both electricity supply and future maintenance. The approved works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development.

8. No development shall commence until tree protection measures to meet the requirements of BS5837:2012 have been installed around all of the trees on the site to be retained (including the trees protected by Tree Preservation Orders within the site and adjacent to the boundaries of the land.) These measures shall remain in place throughout the duration of the demolition and construction phases of the development, in accordance with the approved details.
9. A scheme for the Biodiversity Enhancement Measures, as set out in section 4 of the Ecological Appraisal dated March 2018 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.
10. 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;
 - Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.
11. 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.
12. The development shall be constructed in full accordance with the recommendations detailed within the Coal Mining Report N0663 SFK (TLC863) rep RC LKConsult 161216 (Rev A).
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
14. Prior to the commencement of any development, 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. 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.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall include all surface treatments and shall be implemented prior to the occupation of the dwellings.
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.