

**Application Number** 20/00194/FUL

<b>Proposal</b>	Demolition of public house and construction of 4 pairs of new Semi-detached houses (8 dwellings), including site works.
<b>Site</b>	Penny Farthing, St. Anne's Road, Denton M34 3BP
<b>Applicant</b>	Mr Karl Illingworth
<b>Recommendation</b>	Approval, subject to conditions
<b>Reason for Report</b>	One of the objectors to the application has requested to address the Speakers Panel meeting.

## **1.0 APPLICATION DESCRIPTION**

1.1 The applicant seeks full planning permission for the erection of 8 x 3 bed dwellings on the site, following the demolition of the existing building on the land which is now vacant and was last in use as a public house. The dwellings would take the form of 4 pairs of semi-detached units, with 6 dwellings backing on to the north eastern boundary of the site and 2 dwellings backing on to the north western boundary. The development would be accessed via the existing access on to St. Anne's Road, located in the south eastern corner of the site.

1.2 The following documents have been submitted as part of the planning application:

- Planning Statement
- Design & Access Statement
- Crime Impact Statement
- Ecological Survey
- Arboricultural Impact assessment
- Flood risk screening report

## **2.0 SITE & SURROUNDINGS**

2.1 The application relates to the site of the former Penny Farthing public house on St. Anne's Road in Denton. The south western boundary of the site fronts onto St. Anne's Road and there are access points in both the south eastern and south western corners of the site. Between these two access points, there is a raised table within St. Anne's Road which prevents vehicular traffic using the section of the highway adjacent to the south western boundary of the site. There are neighbouring properties that back onto the north eastern boundary of the site, located on Mollets Wood and Broadhurst. The properties on Briardene back on to the eastern boundary of the site and properties fronting St. Anne's Road are located to the west. Land levels on the site are relatively flat.

## **3.0 RELEVANT PLANNING POLICIES**

### **3.1 Tameside Unitary Development Plan (UDP) Allocation**

Unallocated, within the settlement of Denton

### **3.2 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
- 1.10: Protecting and Enhancing the Natural Environment
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

### 3.3 **Part 2 Policies**

- C1: Townscape and Urban Form
- H2: Unallocated Sites (for housing)
- 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
- MW11: Contaminated Land
- MW12: Control of Pollution
- MW14 Air Quality
- N3: Nature Conservation Factors
- N4 Trees and Woodland
- N5: Trees Within Development Sites
- N7: Protected Species
- OL7: Potential of Water Areas
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

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

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 11: Making efficient use of land
- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the Natural Environment

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

- 3.6 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.

### 3.7 **Other Polices**

Greater Manchester Spatial Framework - Publication Draft October 2018;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making polices across the region up to 2038. The document is a

material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007

#### **4.0 PUBLICITY CARRIED OUT**

- 4.1 Neighbour notification letters were issued and a notice displayed adjacent to the site for 21 days, 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.

#### **5.0 RESPONSES FROM CONSULTEES**

- 5.1 Local Highway Authority – no objections to the proposals subject to the imposition of conditions including details of secured cycle storage provision and an external lighting scheme, the layout of the car parking spaces prior to the occupation of the dwellings and the provision of adequate visibility splays from the access.
- 5.2 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals subject to the imposition of conditions requiring compliance with the Reasonable Avoidance Measures relating to bats included in the Ecological Survey and the submission and approval of biodiversity enhancements to be installed as part of the development.
- 5.3 Borough Environmental Health Officer (EHO) – no objections to the proposals, subject to the imposition of a condition limiting the hours of work during the construction phase of the development.
- 5.4 Borough Tree Officer – no objections to the proposals subject to the imposition of a condition requiring further details of the soft landscaping scheme to be implemented as part of the development.
- 5.5 Borough Contaminated Land Officer – no objections to the proposals subject to the imposition of a condition requiring the submission and approval of an investigation into potential sources of ground contamination on the site and any necessary remediation prior to the commencement of development.
- 5.6 Lead Local Flood Authority (LLFA) – consider that further information in relation to the means of draining surface water from the site should be submitted prior to the determination of the application.
- 5.7 United Utilities - no objections to the proposals subject to the imposition of conditions requiring the submission and approval of a sustainable surface water drainage strategy prior to the commencement of development and stipulating that surface and foul water should be drained from the site via separate mechanisms.

#### **6.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 6.1 Representations in objection to the application have been received from 14 neighbouring properties (total comments received from 2 rounds of consultation) raising the following concerns (summarised):
- Concerns regarding overlooking into neighbouring properties on Mollets Wood to the north east of the site;

- Concerns regarding overlooking into neighbouring properties on Broadhurst to the north of the site;
- Concerns regarding the impact of the proposals on the condition of the trees on the land and the biodiversity value of the site;
- Concerns regarding the loss of trees on the north eastern boundary of the site that provide important screening from views of the land from neighbouring properties;
- The velux rooflights shown within the rear roofplane of the proposed dwellings should be relocated to the front elevation to prevent unreasonable overlooking into neighbouring properties.
- There are proposals being developed to reopen the public house and the site should not be redeveloped for residential purposes until the option to retain the community facility has been fully explored;
- The trees on the site that are to be retained need to be appropriately maintained;
- The original proposals for 3 storey dwellings were out of character with the surrounding area;
- The noise from the additional traffic that will generated by the proposals will be detrimental to the residential amenity of neighbouring properties;
- The level of housing growth in this part of Denton is considered to be unsustainable. The traffic generated by this scheme would add to the congestion that will result from the redevelopment of the former Oldham Batteries site, resulting in a cumulatively detrimental impact on highway safety; and
- Concerns regarding the current condition of the land, which has been the subject of vandalism.

## **7.0 ANALYSIS**

7.1 The main issues to consider in the determination of this application are:

- The principle of the development; and the impact of the proposals on
- The residential amenity of neighbouring properties;
- The character of the surrounding area;
- The impact on highway safety;
- The impact on ecology and trees;
- The impact on flood risk and drainage;

## **8.0 PRINCIPLE**

8.1 The building on the site is currently vacant but was last used as a public house. Section 8 of the NPPF is entitled Promoting healthy and safe communities and states at paragraph 92 a) that planning decisions should ‘plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.’

8.2 Part c) of the same paragraph states that Local Planning Authorities should ‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.’

8.3 The comments made by representations received from local residents in relation to the loss of the community facility are noted. There was an attempt to have the site listed as an Asset of Community Value, which was withdrawn in 2019. As such, the site has not been afforded this status. It is recognised that the nearest public houses are more than a 10 minute walk from the site.

- 8.4 However, the scheme does not propose the closure of a public house that is currently operational; the site has been vacant for a period of time. It is also the case that travel beyond the area is required to meet basic day-to-day needs and therefore the loss of this building would not result in a loss of provision to the degree that the NPPF seeks to guard against.
- 8.5 This planning application can only be determined on its own merits and no weight can be given to potential alternative future uses of the building that are yet to materialise. The NPPF encourages the redevelopment of vacant brownfield sites such as this and the surrounding area is residential in character. These factors and the need to boost the supply of housing in the Borough are considered to outweigh the harm arising from the loss of the community facility, which is in itself reduced by the fact that the public house is not currently operational.
- 8.6 Following the above assessment, it is considered that the principle of development is acceptable, subject to all other material considerations being satisfied.

## **9.0 RESIDENTIAL AMENITY**

- 9.1 The scheme has been amended during the assessment process, predominantly to address concerns relating to the character of the area (discussed in section 10 of this report), but also to improve the relationship with neighbouring properties. The scheme has been amended to pull the buildings on the north eastern edge of the development further away from the boundary of the neighbouring properties on Mollets Wood and Broadhurst, located to the north of the site.
- 9.2 By extending the rear gardens of the proposed dwelling by a further 4.1 metres, the rear elevations of those units would be marginally below 21 metres from the extended ground floor rear elevations of the properties beyond the north eastern boundary of the site, but more than 21 metres from the first floor level of those dwellings. Given the fact that the existing fence on the common boundary would be retained by the proposals, this would prevent any unreasonable overlooking at ground floor level, mitigating the marginal infringement of the guidance.
- 9.3 Whilst the comments regarding the rooflights on the rear elevation of the proposed units are noted, the openings would not be so low on the roofplane as to allow harmful overlooking across the common boundary, given the length of the separation distance to be retained. Given the relatively limited change in the land levels across the intervening distance, it is considered that this separation distance is sufficient to prevent unreasonable overlooking into or overshadowing of any of those neighbouring properties.
- 9.4 The scheme has also been amended to ensure that a 14 metre separation distance is to be retained between the gable elevation of the eastern most unit in the northern portion of the land and the corresponding rear elevations of the properties on Briardene, to the east of the site. On the basis that all of the windows in that gable are obscurely glazed, this is considered to meet the requirements of the Residential Design Guide.
- 9.5 Whilst there is a window in that gable at second floor level, the dwellings would only be 2 storeys in height to the eaves and none of the windows on that gable would be primary windows serving habitable rooms. As such, requiring these windows to be obscurely glazed and the lower sections fixed shut would not result in harm to the residential amenity of the future occupiers of the development. Such a condition is therefore attached to the recommendation.

- 9.6 A pair of semi-detached units would back on to the north western boundary of the site, adjacent to the existing 2 storey flatted development that fronts on to St. Anne's Road. The openings on the corresponding gable elevation of that neighbouring building serve the entrance areas to the flats as opposed to habitable rooms. As such is considered to be blank for purposes of assessing overlooking and overshadowing.
- 9.7 The separation distance to be retained between that gable elevation and the corresponding rear elevations of the proposed dwellings would exceed the 14 metres required by the Residential Design Guide (RDG). On that basis, it is considered that the proposals would not result in unreasonable overlooking into or overshadowing of any of those neighbouring properties.
- 9.8 The access into the development would be located in the south eastern corner of the site and would be situated within the intervening distance between the front elevations of the units proposed in the south western corner and the neighbouring properties on Briardene that back on to the south eastern boundary of the site. A substantial separation distance would be retained between the corresponding elevations in that relationship as a result. Given these factors, it is considered that the proposed development would not result in unreasonable overlooking into or overshadowing of any of those neighbouring properties.
- 9.9 The main element of the northern gable of the property on the opposite side of St. Anne's Road that faces the southern boundary of the site is blank. The separation distance to be retained between the southern-most dwelling in the proposed scheme and the northern boundary of that neighbouring property is considered sufficient to prevent unreasonable overlooking into or overshadowing of any of that neighbouring dwelling.
- 9.10 It is considered that the amended proposals would preserve the residential amenity of the future occupiers of the proposed dwellings. The western most pair of units proposed in the northern portion of the site would be less than 14 metres from the nearest unit to the south. However, in the amended scheme, the corresponding elevations would have a sufficiently oblique relationship to prevent overlooking or overshadowing to a degree that could be considered harmful to the amenity of the future occupiers of the affected plots. The amended scheme has also improved the size of the private amenity space that would be afforded to the future residents of the development.
- 9.11 Following the above assessment, it is considered that the amended proposals would preserve the residential amenity of existing neighbouring properties and the future occupiers of the development.

## **10.0 CHARACTER**

- 10.1 The original submission positioned all 8 units in 4 pairs of semi-detached dwellings, fronting the southern boundary and located in the northern portion of the plot. The layout resulted in all of the parking associated with the dwellings to be sited along the St. Anne's Road frontage, which officers considered to result in an overly cramped appearance on the streetscene.
- 10.2 In order to overcome these concerns, the scheme has been amended to locate one of the pairs of units to the south western corner of the site, closer to the St. Anne's Road frontage. The loss of those units from the rear portion of the site has allowed the 2 parking spaces associated with each of those dwellings to be positioned to the side of each unit as opposed to being forward of the front building line. This amendment has significantly reduced the visual impact of the parking arrangements and allows for a much stronger soft landscaping presence to the front of the units, softening the impact of the development on the streetscene.

- 10.3 The scheme has been amended to remove the dormer windows originally proposed on the front and rear elevations of the dwellings. This has simplified the appearance of the buildings and ensures that the dwellings would better assimilate with the character of the surrounding area, where dormer windows on principal elevations are not a common feature.
- 10.4 Whilst the dwellings fronting onto St. Anne's Road would be set back from the frontage quite significantly, this would not be detrimental to the character of the area. Briardene to the east and the development to the south of the site are characterised by units presenting side gable elevations to the St. Anne's Road frontage, and the amended proposed layout would reflect this prevailing character.
- 10.5 Following the above assessment, it is considered that the amended proposals would not result in a detrimental impact on the character of the surrounding area.

## **11.0 HIGHWAY SAFETY**

- 11.1 The scheme would modify the existing access in the south eastern corner of the site, which would be the sole access point into the development. The existing access point in the south western corner of the site would become redundant, with the raised table within the highway on St. Anne's Road remaining unaffected by the proposals (being outside of the application site area.)
- 11.2 The comments made by objectors to the proposals in relation to increased trip generation are noted. The existing building has a floor area in excess of 430 square metres and the public house was served by 35 car parking spaces. Whilst it is accepted that customers of a public house, particularly in a residential area such as this, would travel to the site on foot, the fact remains that gatherings of people involving 35 cars could have been accommodated by the extant use of the site.
- 11.3 The impact of that scenario would be far greater than from the 8 dwellings proposed, where trip generation is likely to be half of this during peak periods. As such, it is considered that the proposals would not result in a detrimental impact on the capacity of the local highway network, when taken individually or assessed cumulatively alongside larger committed developments in Denton. This assessment is corroborated by the lack of objection to the proposals from the Local Highway Authority (LHA). The provision of 2 car parking spaces per dwelling is considered to comply with the level of provision required by policy RD8 of the Residential Design Guide SPD.
- 11.4 The LHA has recommended that a number of conditions be attached to any planning permission granted. It is considered reasonable to require details of a construction environment management plan for the construction phase, an external lighting scheme to serve the development and the provision of secured cycle parking facilities for each of the dwellings. Likewise, conditions requiring visibility splays from the proposed access to remain clear of obstruction and the provision of the car parking spaces prior to the occupation of the dwelling that they serve are considered to be reasonable.
- 11.5 A condition requiring details of a scheme for the re-instatement of the highway following closure of the existing access point is attached to the recommendation, to ensure that the works do not hinder pedestrian movement along St. Anne's Road. It is however considered not to be necessary to require the applicant to undertake a condition survey of the highway as any damage to St. Anne's Road during the construction phase can be addressed under powers that the Council has as Local Highway Authority.
- 11.6 On the basis of the above assessment, it is considered that the proposals would not result in a detrimental impact on highway safety.

## **12.0 ECOLOGY AND TREES**

- 12.1 The scheme proposes the demolition of the existing building on the site and consequently the application is supported by an Ecological Scoping Survey and a Reasonable Avoidance Method (RAM) Statement, which includes a number of measures to mitigate any potential adverse impact on bats. The measures include checks being undertaken by a qualified ecologist prior to the commencement of any demolition affecting the roof of the building during the bat breeding season, demolition being undertaken by hand only in certain circumstances and ensuring the construction workers are aware of the measures to be employed to minimise risk to bats.
- 12.2 GMEU has been consulted on the application and has not raised any objections to the proposals, subject to a condition requiring compliance with the mitigation measures included within the RAM Statement. A condition is also recommended requiring the submission and approval of biodiversity enhancement measures to be included with the scheme, in accordance with paragraph 170 of the NPPF. These conditions are considered to be reasonable and are attached to the recommendation.
- 12.3 In relation to the impact on trees, the amendment to pull the proposed buildings further in from the north eastern boundary of the site has increased the garden areas to the rear of those plots and therefore reduce the potential impact of the development on the 3 conifer trees on that boundary, which are marked for retention in the Arboricultural Impact Assessment that has been submitted with the planning application. It is important to note that the Borough Tree Officer does not consider any of the trees on the site to be of high amenity value.
- 12.4 The Maple trees on the south eastern boundary of the site are also to be retained. It is considered necessary to condition details of a 'no-dig' method of construction in relation to the driveway to serve the dwelling closest to those trees to ensure that any potential harm is adequately mitigated. The same also applies in relation to the trees to be retained on the north western boundary, with construction proposed within close proximity of those specimens.
- 12.5 The Tree Officer has not raised any objections to the proposals. The proposed plans indicate that new trees would be planted along the St. Anne's Road frontage and to the front of some of the dwellings. Further details of the species mix can be secured by condition.
- 12.6 Following the above assessment, it is considered that any potential harm to protected species and trees on the site can be adequately mitigated through conditions which are attached to the recommendation.

## **13.0 FLOOD RISK/DRAINAGE**

- 13.1 The site is located in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. It is also the case that the majority of the site is currently covered by hardstanding around the footprint of the existing building. United Utilities have not raised any objections to the proposals, subject to the imposition of conditions requiring the submission and approval of a sustainable surface water drainage strategy to serve the development and a requirement that foul and surface water are drained from the site via separate mechanisms. Both requirements are covered by one condition attached to the recommendation.
- 13.2 The LLFA has requested further information in the form of an indicative drainage strategy to serve the development, prior to the determination of the application. This request is

acknowledged. However, the site is at a low risk of flooding, the majority of the site is already impermeable and the impact of the proposed development must be considered within the context of the established use. Given these factors, it is considered that a condition requiring further details in relation to drainage would suffice in this instance.

## **14.0 OTHER MATTERS**

- 14.1 The Borough EHO has not raised any objection to the proposals, subject to the imposition of a condition limiting the hours of work during the construction phase of the development. Given the close proximity of neighbouring properties on all sides of the site, this condition is considered to be reasonable and is attached the recommendation.
- 14.2 The Borough Contaminated Land Officer has not raised any objections to the proposals. It is considered reasonable to condition that an investigation is undertaken in relation to any sources of ground contamination on the site, given the previously developed nature of the site. Such a condition is attached to the recommendation.
- 14.3 A Crime Impact Statement (CIS) has been submitted with the planning application. This actually relates to the previous scheme for 10 dwellings but does raise points which are relevant to this proposal. One of the key advantages of the current scheme is that the majority of the units front the access into the development. The simple design of the units results in access points being well surveyed in public views and allows for crime reducing measures to be easily installed within the buildings. Section 4 of the CIS includes a number of security features that should be installed within the units and across the scheme. Compliance with these measures and the submission of evidence that Secured by Design accreditation has been achieved can be secured by condition.
- 14.4 In relation to Section 106 contributions, the proposal is for less than 10 dwellings and therefore does not constitute 'major' development. As such, it does not meet the threshold referred to in either UDP policy H4 or paragraph 64 of the more recently adopted NPPF and a contribution in relation to affordable housing is considered not to be necessary to make the scheme acceptable in planning terms. The development proposes 8 dwellings and provides a good level of private amenity space for future occupiers and is a brownfield site with an extant use. Given these factors, it is considered that contributions in relation to offsite open space and highway infrastructure improvements would not meet the CIL tests in terms of being necessary to mitigate the impacts of the development.
- 14.5 The site in a low risk area with regard to coal mining legacy and as such no conditions are considered to be necessary in this regard. An informative outlining the responsibilities of the developer in relation to this issue can be attached to any planning permission granted.

## **15.0 CONCLUSION**

- 15.1 Whilst the proposals would result in the loss of the established use of the site as a public house, the building is currently vacant and as such, the scheme would not result in the loss of an active community facility. It must also be considered that the test for the loss of such facilities in the NPPF relates to the ability of the community to meet its day to day needs. Given the proximity of the services and facilities in Denton town centre, it is considered that the loss of the public house in this location would not prevent the local community meeting its basic needs. As a proposal to boost the supply of housing on a brownfield site surrounding by residential development, the principle of development is considered to be acceptable
- 15.2 The proposals have been amended to ensure that the layout of the scheme preserves the residential amenity of neighbouring properties and would present a scale and form of

development that would be commensurate with that of surrounding development. There are no objections to the proposals from any of the statutory consultees, subject to the imposition of appropriately worded conditions.

- 15.3 The proposals are therefore considered to comply with the relevant national and local planning policies quoted above.

## RECOMMENDATION

Grant planning permission 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. The development hereby approved shall be carried out in accordance with the following approved plans/details:

Proposed site plan (Drawing entitled Scheme Proposal H Rev. D)  
Proposed elevations and floor plans (Drawing entitled Hose Type for Scheme H Rev. B)  
Crime Impact Statement Version A dated 09/12/19 (Ref. 2019/0950/CIS/01)  
Document entitled Bat Reasonable Avoidance Measures- Penny Farthing Public House, St Anne's Road, Denton, Manchester, M34 3UA produced by Mulberry

3. 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.

4. Notwithstanding any description of materials listed in the application or detailed on the approved plans, 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.

5. 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.

6. Notwithstanding the details shown on the approved plans, no part of the development hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of storage and the means of enclosure. The bin storage arrangements shall be implemented in accordance with the approved details prior to the occupation of the development and shall be retained as such thereafter.
7. Notwithstanding the details submitted with the planning application, no above ground development shall commence until full details of a scheme of hard and soft landscaping to be incorporated into the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following specific measures:
  - A plan showing the location of all trees/hedges/shrubs to be planted, details of the species mix, the number of specimens to be planted, spacing between them and their height on planting.
  - A plan showing the location and construction material of all hard surfacing.

The landscaping scheme shall be implemented in accordance with the approved details prior to the first occupation of any part of the development hereby approved.

8. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
9. 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.

10. 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 (to include Bat bricks/bat slates, Bird boxes, Native tree and shrub planting and wildflower planting) 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.
11. 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.
12. The construction phase of the development hereby approved shall be carried out in accordance with the mitigation measures contained within the Ecological Scoping Survey and Reasonable Avoidance Method Statement submitted with the planning application.
13. Prior to the first occupation of any part of the development hereby approved, details of a scheme for external lighting to serve the development (including both within the highway and to serve private driveways) 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.
14. No development above ground level shall commence until details of the method of construction within the Root Protection Areas of the trees to be retained on the boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
15. 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.
16. A clear view shall be provided on both sides of any driveway or vehicular access as it meets the back of footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the back of footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
17. The car parking spaces to serve the development hereby approved shall be installed in accordance with the details shown on the approved site plan (Drawing entitled Scheme Proposal H Rev. D) prior to the first occupation of any of the dwellings and shall be retained free from obstruction for their intended purposes thereafter.
18. No development shall commence until details of the tree protection measures (meeting the requirements of BS5837:2012) to be installed around the trees to be retained within the site and adjacent to the boundaries of the land during the construction phase of the development have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented in accordance with the approved details prior to the commencement of development and shall be retained as such for the duration of the construction phase of the development.

19. The crime reduction measures detailed in Section 4 of the Crime Impact Statement submitted with the planning application shall be implemented in full and evidence that the development has been awarded Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of the development. The development shall be retained as such thereafter.
20. The existing means of access to the site from St. Anne's Road (in the south western corner of the site) shall be permanently closed and details of the means of blocking up this access and a scheme or the re-instating the adjacent highway shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any of the dwellings hereby approved. The access shall be blocked up and the adjacent highway re-instated in accordance with the approved details, prior to the occupation of any of the dwellings. The development shall be retained as such thereafter.
21. Prior to the first occupation of any of the dwellings hereby approved, all of the windows in the gable elevations of each dwelling shall be fitted with obscured glazing (as identified on the approved drawing entitled Hose Type for Scheme H Rev. B) to meet Pilkington Standard level 3 in obscurity as a minimum and shall be fixed shut below a height 1.7 metres above the internal floor level of the room that they serve. The development shall be retained as such thereafter.