

**Application Number** 20/00325/OUT

**Proposal** Demolition of existing bungalow and construction of 3 new houses (outline)

**Site** 19 Early Bank, Stalybridge, SK15 2RU

**Applicant** Mr R Dewsnap

**Recommendation** Approval, subject to conditions

**Reason for Report** One of the objectors to the application has requested to address the Speakers Panel meeting.

## **1.0 APPLICATION DESCRIPTION**

1.1 The applicant seeks outline planning permission for 3 dwellings, following the demolition of the existing dwelling on the land. All matters (access, appearance, scale, layout and landscaping) are reserved for consideration at the reserved matters stage and so this application is seeking to establish the principle of the erection of 3 dwellings on the site.

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

- Planning Statement
- Design & Access Statement
- Ecological Survey
- Arboricultural Impact assessment
- Drainage records for the site provided by United Utilities
- Indicative layout plans

## **2.0 SITE & SURROUNDINGS**

2.1 The application relates to the site of an existing dwelling and its curtilage at the south western end of Early Bank, a residential street located to the west of Mottram Road in Stalybridge. The existing bungalow is located in the north eastern corner of the plot, with access taken from the highway which runs parallel with the northern boundary of the site. There is a neighbouring property (17 Early Bank) positioned within close proximity of the eastern boundary of the site.

2.2 The property at 21 Early Bank is located to the north west of the site. Properties at the northern end of Acresbrook are located to the south east of the site, with mature tree planting situated within the intervening distance. Land levels in the northern part of the plot, where the existing dwelling is located, are relatively flat. Levels fall away steeply in a westerly direction and also fall down towards Acresbrook to the south of the site.

## **3.0 RELEVANT PLANNING POLICIES**

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

Unallocated, within the settlement of Stalybridge

### **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
- N2: Locally Designated Nature Conservation Sites
- 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, the laying out of the car parking spaces prior to the occupation of the dwellings and the provision of adequate pedestrian 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 mitigation measures relating to badgers included in the Ecological Survey, limiting the timing of tree/vegetation removal from the site and the submission and approval of an external lighting scheme and biodiversity enhancements to be installed as part of the development. Details of the measures to be put in place to prevent any pollution of the adjacent Eastwood and Acre Clough Site of Biological Importance (SBI) during the construction phase of the development should also be secured by condition.
- 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. The proposed development would require the removal of one lower value tree (T1 Laburnum) a Category C tree. This would not be a constraint to development and can be adequately mitigated for by the inclusion of new planting within the scheme.
- 5.5 Borough Contaminated Land Officer – no objections to the proposals subject to the imposition of a condition requiring the submission and approval of a screening report relating to 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 13 neighbouring properties raising the following concerns (summarised):

- Concerns regarding the impact of additional dwellings on drainage capacity in the locality;
- Concerns regarding additional demand for car parking on Early Bank and the associated highway safety consequences, given that this is a narrow road;
- Concerns regarding the detrimental impact of the construction phase on the amenity of neighbouring residents and highway safety;
- The proposed development would result in the loss of trees and degrade the biodiversity value of the land;
- Concerns regarding the impact of the proposals on the residential amenity of neighbouring properties (including private garden space) in terms of overshadowing, overlooking and loss of outlook;
- The proposals would be detrimental to the character of the area, comprising too high a density of development;
- Insufficient provision has been made for car parking spaces to serve the proposed dwellings;
- Concerns regarding the siting of the detached dwelling as shown on the layout plan submitted with the planning application and the impact that this will have on the residential amenity of the neighbouring property at 21 Early Bank;
- The scale of the proposed development will be out of character with the existing street, which is made up of bungalows; and
- Trees of amenity value are already being removed from the site. The loss of these trees is detrimental to the character of the area and the biodiversity value of the site.

6.2 Councillor Liam Billington has objected to the application, highlighting the concerns listed above.

## **7.0 ANALYSIS**

7.1 Whilst the application seeks outline permission with all matter reserved, the Local Planning Authority has to be satisfied that the quantum of development can be achieved on the site without resulting in environmental impacts that cannot be mitigated, for permission to be granted. To this end, 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; and
- The impact on flood risk and drainage;

## **8.0 PRINCIPLE**

8.1 The application site has an established residential use and is located in an area characterised by residential development. The site is marginally over 0.09 hectares in area. The erection of 3 dwellings on the land would equate to a density of approximately 33 dwellings per hectare. Whilst there is a degree of variation along the existing streetscene, the street is not characterised by substantial gaps between buildings. There is also a mix of

semi-detached and detached 2 storey properties as well as bungalows. As such, it is considered that the density of the development proposed would not be detrimental to the character of the area.

- 8.2 The site is considered to be situated in a sustainable location, with regular bus services operating along Mottram Road, connecting the site to the services and facilities in Stalybridge town centre (including the railway station). The application site includes garden land and such land is specifically excluded from the definition of previously developed land as set out in the NPPF. However, national policy promotes development in sustainable locations and requires significant weight to be given to boosting the supply of housing where there is an identified shortfall (as is currently the case in Tameside).
- 8.3 The fact the prevailing character of the surrounding area is residential and that regular public transport services are within a short walking distance of the site are factors which are considered to outweigh the fact that the proposals would include the development of partially greenfield land.
- 8.4 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 proposed layout plan that has been submitted with the application is for indicative purposes only, as all detailed matters (including the scale, layout and appearance of the development) are not to be determined at this outline stage. The concerns expressed by residents regarding the impact of the proposals in terms of overlooking and overshadowing or neighbouring properties are noted.
- 9.2 However, the case officer confirmed during the site visit that the window on the western gable of the property at no. 17 Early Bank is a secondary window that serves a bedroom. The occupant of the property confirmed that the bedroom is also served by a window on the rear elevation. Given that the window on the rear elevation is south facing, that is the primary window that is relied on in terms of access to sunlight. It is acknowledged that the level of daylight received by that room would be reduced in a situation where the eastern gable of the proposed unit closest to the common boundary.
- 9.3 However, given the orientation of the neighbouring property and the fact that the south facing windows within that property would be unaffected by the proposals, it is considered that the level of harm to the outlook from that habitable room would not be sufficient to warrant refusal of the application. The scale and exact positioning of the units will need to be given careful consideration at the reserved matters stage, but it is considered that a building could be sited in the location indicatively shown in the eastern portion of the site, without have an adverse impact on the residential amenity of that neighbouring property.
- 9.4 Concerns have also been raised by objectors in relation to the impact of the proposals on the residential amenity of the property at 21 Early Bank to the north west of the site. Whilst these concerns are noted, it is important to acknowledge that the layout submitted is not being approved at this stage and neither is the scale of development.
- 9.5 Opportunities for direct overlooking of that property would be limited given the oblique relationship that could be retained between the corresponding elevations (as demonstrated by the indicative proposal). The internal layout of the property in the western portion of the plot could further reduce this impact e.g. a bathroom could be sited at first floor level in the north western corner of the dwelling, where the separation distance to the neighbouring property is at its shortest.

- 9.6 A standard 1.7 metre high treatment on the common boundary between the corresponding elevations would prevent unreasonable overlooking at ground floor level. The indicative plan demonstrates that an adequate separation distance could be achieved to prevent unreasonable overshadowing of that neighbouring property, given the oblique relationship between the buildings. The scale of any building within that plot could be reduced below 2 storey should that be considered necessary at the reserved matter stage.
- 9.7 In relation to the impact on the neighbouring properties to the north of the site, whilst it is acknowledged that some of those dwellings are currently afforded views of soft landscaping across the western portion of the site, the protection of a view is not a material planning consideration, with the impact on neighbours focusing on overshadowing, overlooking and noise and disturbance.
- 9.8 Given the separation distance to be retained between the corresponding elevations of each of those neighbouring properties and the northern boundary of the application site, it is considered that 3 dwellings could be sited on the land without having an adverse impact in relation to any of these considerations. It is also relevant to consider the fact that the highway bisects the intervening distances between the application site and those neighbouring properties.
- 9.9 The concerns raised in regard to the impact of the construction phase of the development on the residential amenity of neighbouring properties are noted. This impact would however be temporary, with the long term impact being limited to the increase in traffic noise associated with a net increase of 2 dwellings on the site.
- 9.10 Given the residential character of the street, this degree of increase in traffic noise is considered not to be sufficient to warrant refusal on noise and disturbance grounds and therefore planning permission should not be refused on that basis. Whilst the construction phase would likely result in a short term impact on amenity, this impact would be temporary and the hours of work can be controlled by condition. As such, officers consider that the application should not be refused for this reason.
- 9.11 All detailed matters are reserved. It is considered that the indicative layout plan demonstrates that 3 dwellings can be sited on the plot without resulting in an adverse impact on the residential amenity of any of the neighbouring properties. The principle of the proposed quantum of development is therefore considered to be acceptable in this regard.

## **10.0 CHARACTER**

- 10.1 The indicative layout plan submitted with the application shows a pair of semi-detached dwellings that would line through with the front and rear building lines of the existing neighbouring property to the east (17 Early Bank), with a gap being retained to the detached unit proposed in the western portion of the site. As discussed in section 8 of this report, the pattern of existing development on the street is not defined by substantial gaps between dwellings and there is variation in relation to the heights of buildings, with a mixture of detached and semi-detached units. Given this variation, it is considered that the indicative layout submitted with the application demonstrates that 3 dwellings could be sited on the land without having an adverse impact on the character of the area.
- 10.2 As all matters of detail are reserved for future consideration, the impact of the development on the character of the area would be the subject of future discussions, should Members resolve to grant outline planning permission. In relation purely to the principle of the quantum of development proposed, officers consider that an objection could not be substantiated in relation to the impact on the character of the area.

## 11.0 HIGHWAY SAFETY

- 11.1 The existing dwelling on the plot is served by two access points, one in the north eastern corner of the site (serving the garage) and one in the north western corner of the plot. The indicative layout plan submitted with the planning application follows a similar arrangement, with the driveway serving the property shown in the western portion of the plot sitting alongside the two spaces to serve one of the pair of semi-detached units in the eastern portion of the site. It is again important to emphasise that this plan is indicative only and would not be approved as part of any outline planning permission. However, the Local Highway Authority is content that the indicative details are sufficient to demonstrate that 3 dwellings could be sited on the land and accessed in a manner that would not have a detrimental impact on highway safety.
- 11.2 The concerns raised by objectors in relation to increased congestion on Early Bank are noted. However, the impact of the additional trips generated by a net increase of 2 dwellings on the site must be considered in light of the fact that this is a residential street and the existing dwelling has two established access points. The indicative plan demonstrates that 3 dwellings could be sited on the land and that sufficient space would be retained for at least 2 car parking spaces per dwelling, with 3 spaces achievable for the detached unit.
- 11.3 There is no evidence to suggest that the quantum of development proposed would rely on on-street parking as the proposals demonstrate that the car parking requirements of policy RD8 of the Residential Design Guide could be achieved. The exact number of car parking spaces that would be required to meet that policy will only be known at the reserved matters stage, once the scale of the buildings is known.
- 11.4 Given that the level of car parking would be sufficient to serve 2 x 3 bed dwellings and a 4 bed property, it is considered that the details submitted at this stage are adequate to demonstrate that the quantum of development proposed would not have an adverse impact on highway safety.
- 11.5 In relation to the comments regarding the width of the highway, this is a constraint that applies to the dwellings that currently exist on the street. The consideration is therefore whether the increase in the level of trip generation would result in a demonstrable impact on highway safety. Given that the net increase would be 2 dwellings, the likely impact would be an additional 4 x 2 way trips during peak periods.
- 11.6 This impact has to be considered within the context of the trips generated by the 18 existing dwellings on the street. Given the relatively low level of the anticipated trips from 2 additional dwellings, it is considered that the impact of the development on the capacity of the highway network would not be sufficient to warrant refusal. This assessment is corroborated by the lack of objection to the proposals from the Local Highway Authority.
- 11.7 Conditions can be imposed on an outline planning permission that relate to the matters being determined at this stage, limited in this case purely to the principle of development. Such conditions in this instance include the requirement to submit a Construction Environment Management Plan, which would detail how the construction phase of the scheme would be managed to minimise disruption to the free flowing of the highway and the provision of adequate pedestrian visibility splays from the access points. As the layout is not being approved at this stage, a condition relating to the laying out of the parking provision is a matter to be addressed at the reserved matters stage.
- 11.8 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 application site is located to the north east of the Eastwood and Acre Clough Site of Biological Importance (SBI) and the scheme also proposes demolition of the existing buildings on the land. The applicant has submitted an Ecological Appraisal in support of the application to address the potential ecological impacts associated with the scheme.
- 12.2 The preliminary bat survey was undertaken on 1<sup>st</sup> June 2020 and comprised an internal and external inspection of the building. The building is a detached brick built bungalow with a pitched slate roof. The roof was found to be in good condition with no visible gaps. Wooden soffit boxes were present to the north and south aspects of the property and these too were found to be in good condition. The interior of the roof had been converted and was well lit. The small roof voids which were present were also well sealed and lined with foam. The surrounding habitat is considered to be good for foraging and commuting bats. However given the lack of potential roosting features on the property together with no bats or signs of bats being found, the risk of harm to this protected species is considered to be limited.
- 12.3 In relation to badger, there are records of activity within the adjacent SBI and the residents of Early Bank have reported badgers feeding in their garden. No setts were recorded within 30m of the site. However, badgers could use the site for foraging purposes. Appendix 3 of the report includes a method statement addressing how any potential harm in this regard could be mitigated.
- 12.4 GMEU has been consulted on the application and has not raised any objections to the proposals, subject to conditions securing compliance with the mitigation measures relating to badgers included in the Ecological Survey, limiting the timing of tree/vegetation removal from the site and the submission and approval of an external lighting scheme. A condition requiring details of the measures to be put in place to prevent any pollution of the adjacent Eastwood and Acre Clough SBI during the construction phase of the development to be submitted is also recommended.
- 12.5 A condition is 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.
- 12.6 In relation to the impact on trees, an Arboricultural Impact Assessment (AIA) has been submitted in support of the planning application. The site survey identifies ten individual trees, two groups of trees and one wooded area with the potential to be affected by the development proposals. These included one Category A woodland, of high quality; five Category B trees, of moderate quality; and five Category C trees and two groups, of low quality.
- 12.7 The indicative development proposals will necessitate the removal of one Category C tree. The survey does acknowledge that a number of trees have been removed prior to the survey taking place, as reported by a number of the neighbour representations received. The AIA recommends that these tree removals are compensated for by the incorporation of tree planting into the development proposals. A condition could be attached to any outline planning permission granted making clear the expectation that such planting is proposed as part of the landscaping scheme submitted at the reserved matters stage.
- 12.8 The Borough Tree Officer has not raised any objections to the proposals, following a review of the AIA. The Laburnum tree to be removed is considered not to be of high amenity value. A requirement to adequately protect the trees to be retained (which will be defined only at the reserved matters stage once the layout is fixed) is attached to the recommendation.

- 12.9 The neighbour comments regarding the loss of trees on the site are noted. The site is not within a Conservation Area and none of the trees on the site are/were the subject of Tree Preservation Orders. As such, the removal of these trees is not a breach of planning control. As indicated above, a requirement to include new planting to compensate for this loss (including a requirement that these be semi-mature on first planting) can be attached to any outline permission granted.
- 12.10 Following the above assessment, it is considered that any potential harm to biodiversity, protected species and trees on the site and adjacent to the land 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 part of the site is currently covered by the footprint of the existing dwelling and some associated hardstanding. 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, there is a low risk of flooding on the site, there is an established residential use on the land and in the surrounding area and part of the site constitutes previously developed land. Given these factors, and considering that all detailed matters, including the scale and layout of development are not being considered as part of this outline application, it is considered that a condition requiring further details in relation to surface water 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 a screening investigation is undertaken in relation to any sources of ground contamination on the site, given that development is proposed over a larger portion of the plot than the existing situation. Such a condition is attached to the recommendation.
- 14.3 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. An affordable housing contribution is therefore considered not to be necessary to make the scheme acceptable in planning terms. The development proposes a net gain of 2 dwellings and a good level of private amenity space for future occupiers could be provided at the quantum of development proposed. 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 is 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 The applicant seeks outline planning permission with all matters reserved for a net gain of 2 dwellings on the land. The site has an established residential use and the surrounding area is residential in character. The proposal to increase the number of units on the site to 3 would not result in a density of development that would be detrimental to the character of the surrounding area, for the reasons explained in the main body of this report.

15.2 The layout plan submitted with the application is for indicative purposes only, but it is considered to be sufficient to demonstrate that 3 dwellings could be sited on the land without resulting in a detrimental impact on the residential amenity of neighbouring properties, with the details of scale and layout to be considered at the reserved matter stage.

15.3 Given the relatively low density of the development and the fact that the existing bungalow has two points of access onto the highway, it is considered that the proposals would not result in a detrimental impact on highway safety. Subject to the imposition of appropriately worded conditions, it is considered that any potentially detrimental impacts on ecology, drainage and trees could also be adequately mitigated.

15.4 There are no objections to the proposals from any of the statutory consultees, subject to the imposition of appropriately worded conditions.

15.5 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. Application for approval of reserved matters must be made not later than the expiry of three years beginning with the date of this permission and the development must be begun not later than the expiry of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the means of access, scale, appearance, layout and landscaping of the development.
3. The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Site location plan (Drawing no. 1623.PL01)

4. The landscaping scheme to be submitted as part of the reserved matters application shall include details of the number, species and location of trees to be planted, their size on planting and details of the means of protection. The scheme shall include planting of trees that meet the British Standard for 'heavy stock' on first planting.

5. 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.
6. Notwithstanding the details submitted with 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.
7. 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.
8. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
  - Wheel wash facilities for construction vehicles;
  - Arrangements for temporary construction access;
  - Contractor and construction worker car parking;
  - Turning facilities during the remediation and construction phases; and
  - Details of on-site storage facilities

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

9. 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 the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements shall be implemented in accordance with the approved details prior to the occupation of any part of the development and shall be retained as such thereafter.
10. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.
11. No development, other than site clearance and compound set up, shall commence until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The strategy shall demonstrate that foul water and surface water shall be drained from the site via separate mechanisms and shall detail existing and proposed surface water run off rates. The strategy shall also include details

of on-going management and maintenance arrangements. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

12. No development, other than site clearance and compound set up, shall commence until details of the means of draining foul water from the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. In the event that the proposal does not include connection to the mains sewerage network, technical specifications of the infrastructure to be installed (including details of the capacity) shall be submitted. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
13. No works other than the excavation of the foundations and / or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form, details a programme of ground investigation (including soil analysis and/or ground gas monitoring) and any necessary remediation works have been submitted to, and approved in writing by, the Local Planning Authority. The remediation works shall be completed in accordance with the approved details and a verification / completion report demonstrating this shall be submitted to, and approved by, the Local Planning Authority, prior to the first occupation of any of the dwellings.
14. Notwithstanding the details shown on the approved plans, no development other than site clearance and compound set-up shall commence until scaled plans detailing the existing and proposed ground levels on the site, the levels of the proposed access arrangements and the finished floor and ridge levels of the dwellings (with (including sections and with reference to a fixed datum point) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
15. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
16. 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.
17. None of the dwellings hereby approved shall be occupied until details of the provision of secured storage for bicycles within each of the plots (minus those plots with garages) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
18. No development other than site clearance and compound set-up shall commence until scaled plans detailing the construction of the vehicular and pedestrian access arrangements to serve the development, including visibility splays to be maintained free from obstruction on both sides of the access to serve the development hereby approved and details of the construction materials of the access roads have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

19. 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.
20. The development shall be carried out in accordance with the mitigation measures relating to badgers detailed in the Ecological Survey submitted with the planning application.
21. No development shall commence until a statement detailing the measures to be put in place to prevent any pollution of the adjacent Eastwood and Acre Clough Site of Biological Importance (SBI) during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented on the first commencement of development and shall remain in force for the full duration of the construction phase of the development.
22. 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 2.4 metres 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.