

## **Application Number 15/01034/FUL**

<b>Proposal</b>	Conversion of existing church into 14 no. apartments and erection of 16 dwellings on land adjacent to church.
<b>Site</b>	St Stephens Church, Bennett Street, Hyde
<b>Applicant</b>	Insite Properties (Manchester) Ltd
<b>Recommendation</b>	<b>Grant planning permission subject to the prior signing of a S106 legal agreement and subject to conditions and there are found to be no fundamental issues surrounding protected bat habitats</b>

## **REPORT**

### **1 APPLICATION DESCRIPTION**

- 1.1 The proposal is twofold; to convert the existing, grade II listed, church to 16 apartments and to build 14 houses on the land behind. This application is accompanied by a concurrent application (ref. 15/01035/LBC) for listed building consent work the works to the church.
- 1.2 The main pedestrian and vehicular access to, and egress from, the site would be from an existing lane at the western end of the frontage to Bennett Street and that runs parallel to the gable of the church and also serves as access to school playing fields to the south of the site. The lane would be improved to an adoptable standard and then wrap around the southern elevation of the church, before continuing around the eastern gable where parking spaces for residents of the apartments would be provided. A fully-enclosed bin store for use by occupants of the converted church would be located at the site's north-eastern corner, close to the boundary with Bennett Street, at the end of the parking area.
- 1.3 A spur from the access road, where it passes in front of the southern elevation of the church would provide access to the houses.
- 1.4 Existing gated accesses in the stone boundary wall to Lower Bennett Street would be retained.

#### **The church**

- 1.5 The conversion of the church would include the construction of a mezzanine level within the building. All but five of the apartments would be split level. Accommodation would be provided on the ground floor and on the mezzanine for ten of the apartments. One apartment would be solely on the ground floor and occupy the whole of the western section of the building. Four apartments would occupy space on the first-floor only and one would occupy space on the mezzanine and the first-floor. There would be ten, one-bedroom apartments and six, two-bedroom apartments.
- 1.6 A new main entrance will be created in the south elevation of the building facing towards the proposed housing site. This entrance will be formed within in the central bay of the tracery windows and framed by external buttresses. One ground floor apartment would have its own discreet entrance utilising existing doors in to the northern elevation of the building.

- 1.7 The new entrance will open into an atrium where a central corridor will run along the east and west axis of the building providing access to the eleven ground floor apartments and one first floor apartment. A staircase from the atrium will lead to a landing running above the ground floor corridor and providing access to the first floor apartments.

### **The houses**

- 1.8 The proposed mix of houses includes 9, 3-bedroom houses and five, 4-bedroom houses. Each house would be two-storey, and in four instances utilise the roofspace to provide additional accommodation.
- 1.9 The houses would be arranged in three blocks. There would be a pair of semi-detached houses on one side of the spur from the road in front of the church and a terrace of four houses on the other side. The spur would end at a private driveway in front of a row of houses parallel with the site's southern boundary. This row would consist of two detached houses at either end and a terrace of four houses in between. Each house would be provided with two car parking spaces.
- 1.10 The houses would be brick-built with tiled roofs. Each house would have a projecting gable on the front and the arrangement would provide a symmetrical appearance on either side of the central point of the longer row of houses. The appearance of the terrace of four houses facing on to the spur would largely mirror the central terrace in the row of houses along the southern end of the site.

## **2.0 SITE AND SURROUNDINGS**

- 2.1 The site is located on the southern side of Bennett Street in the Flowery Field area of Hyde 0.7km north of the town centre. The Church occupies the northern portion of the site with the proposed housing development being behind the Church to the south.
- 2.1 The church was built in the late nineteenth and is constructed mainly from rock faced stone with ashlar dressings with a Welsh slate roof. It is built to a typical plan, with a 5 bay nave, clerestory, aisles, buttresses, polygonal chancel and southern porch. The most notable feature of the building is the prominent three stage tower. The spire atop the tower is referred to as a 'broach spire' whilst the tower itself has angled corner buttresses with three clock apertures.
- 2.2 The development land is relatively flat but is overgrown and previously accommodated a Sunday School and tennis courts. The site comprises 0.8 acres in total.
- 2.3 The surroundings are predominantly residential and comprise a mix of a mix of Victorian, Edwardian and later terraced houses and 1960s local authority housing. The development of land immediately to the west of the site, and extending to the south-west, on the former Castrol Oil site for 102 houses is nearing completion and is largely now occupied. To the east and south the site adjoins the Thomas Ashton School.
- 2.4 The local shopping centre at the junction of Bennett Street and Ashton Road is 540m to the east of the site. Flowery Field Railway Station is located 300m to the east of the site on Bennett Street and there are bus stops on Dukinfield Road 500m to the

west of the site on the route of the regular 330 service between Stockport, calling at Hyde, to Ashton.

### **3.0 PLANNING HISTORY**

- 3.1 At the meeting in February 2014 the Panel approved an application (ref. 13/00253/LBC) for listed building consent for works to convert St Stephen's Church into twelve apartments and was minded to approve an outline application (ref. 13/00441/OUT) to develop 14 houses on the land behind the church, subject to completion of a Section 106 Agreement to ensure the housing scheme is not developed fully until the church conversion has been completed and is ready for occupation. The Agreement was never pursued.

### **4.0 RELEVANT PLANNING POLICIES**

- 4.1 Tameside Unitary Development Plan (UDP) Allocation  
4.1.1 Unallocated.

#### **4.2 Tameside UDP**

##### **4.2.1 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
- 1.11: Conserving Built Heritage and Retaining Local Identity.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

##### **4.2.2 Part 2 Policies**

- H2: Unallocated Sites.
- H4: Type, Size and Affordability of Dwellings.
- H10: Detailed Design of Housing Developments
- OL4: Protected Green Space
- T1: Highway Improvement and Traffic Management.
- Policy T10: Parking.
- C1: Townscape and Urban Form
- C5: Alternative Uses, Alterations and Additions for Listed Buildings.
- C6: Setting of Listed Buildings.
- C7: Enabling Development for Conservation of Heritage Assets
- MW11: Contaminated Land.

#### **4.3 Other Policies**

- 4.3.1 Residential Design Supplementary Planning Document.

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

- 4.4.1 Section 1 Delivering sustainable development  
Section 6 Delivering a wide choice of high quality homes  
Section 7 Requiring good design  
Section 8 Promoting healthy communities  
Section 12 Conserving and enhancing the historic environment  
Section 13 Conserving and enhancing the natural environment

#### **4.5 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.

#### **5.0 PUBLICITY CARRIED OUT**

5.1 As part of the planning application process 17 notification letters were sent out to neighbouring properties on 4<sup>th</sup> February 2016 and a notice was posted at the site and published in a local newspaper on 21<sup>st</sup> January 2016.

#### **6.0 RESPONSES FROM CONSULTEES**

6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions and informative notes to be attached to any approval.

6.2 The Head of Environmental Services – Environmental Protection has raised no objections to the proposal and has requested conditions be attached to any approval.

6.3 United Utilities has raised no objections to the proposal and has requested that conditions be added to any approval.

6.4 The Coal Authority has raised no objections to the proposal and has requested that a informative note to be added to any approval.

6.5 The GM Police Design for Security Unit has raised no objections to the proposal and has requested that a condition be added to any approval.

6.6 The GM Archaeological Unit has raised no objections to the proposal and has requested that a condition be added to any approval.

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

7.1 None received.

#### **8.0 ANALYSIS**

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the loss of the open space,
- 2) Layout and design, and the setting of the listed building,
- 3) Accessibility and Highways,
- 4) Residential amenity
- 5) The works to the Church.
- 5) Section 106 Legal Agreement
- 6) Ecology.

## **9.0 The principle of the development and the loss of the open space**

- 9.1 In overall terms the principle of development is acceptable. The site is situated in a highly accessible urban area close to services and would secure the restoration of the church, which is an important listed building in Hyde. The proposal would deliver high-quality, well-designed homes contributing to housing land supply and providing new homes bonus.
- 9.2 Whilst the housing site might be considered as being a 'greenfield' site, the Panel having been minded to approve the previous application (ref. 13/00441/OUT) accepts the principle that residential development is appropriate on the site. Nevertheless, because evidence of the previous development of the site has mostly disappeared it must be considered as Protected Open Space. The principle of whether built development is acceptable on this area of Protected Open Space must therefore be considered against UDP policy OL4 in context of Section 8 of the NPPF.
- 9.3 The site is incidental open space, but with no formal access or facilities. Its contribution to the wider community is therefore limited to a visual, open amenity space rather than serving a functional purpose. The open space is not 'demonstrably special to a local community (nor) holds a particular local significance', which is defined by paragraph 77 of the NPPF as reason to include and retain land as open space. The retention of the site solely for the purpose of limited amenity value for residents immediately adjacent would represent the inefficient use of land within the urban area and would not comply with the Core Principles of NPPF.
- 9.4 The development of the site is therefore considered compliant with paragraph 77 of the NPPF and policy OL4 of the UDP and remains acceptable in principle.

## **10.0 Layout and design, and the setting of the listed building**

- 10.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.
- 10.2 Unlike the previous proposal that involved the creation of a new means of access into the site from Bennett Street, to the eastern side of the Church, the proposal is now to utilise the existing access road to the west of the Church. By doing there is no need to open up sections of the boundary wall to Bennett Street that forms part of curtilage of the listed building. As did the previous proposal, the houses would be laid out in an almost courtyard arrangement and be accessed from a new adoptable road, but now from the western side of the Church. A feature of the proposed layout is that the house that would face the entrance road is turned through 90 degrees and look out from the front towards the road and the southern elevation of the Church.
- 10.3 The scale of the proposed houses is in-keeping with the local vernacular, including the new houses on the adjacent site. Being influenced by the roof of the Church the houses would include steeply pitched roofed, projecting gables.

- 10.4 A consistent palette of external finishes would be used throughout the housing development so as to achieve a cohesive scheme that acknowledges the character of the locality within which it is set whilst remaining identifiably contemporary, including such features as full-height windows in the projecting gables at each end of both of the terraces, stone window surrounds and canopied front doorways. The houses would be brick-built and roofed with materials to compliment and reflect the Church. In the full-height windows the glazing would be opaque at the necessary level so as to hide the floor plate behind.
- 10.5 The road would have a bituminous surface, containing red aggregate, and diveways and parking spaces would be block paved.
- 10.6 The land behind the listed Church is currently disused and unkempt. Appropriate development on the land could only serve to enhance the setting of the listed building. It is considered that the layout and design of the proposed housing development, and the impact it would have on the setting of the listed building, conforms to the requirements of: the Residential Design SPD; UDP policies H10, C1 and C6; and, Sections 1, 6, 7 and 12 of the NPPF, and is therefore acceptable.

## **11.0 Accessibility and Highways**

- 11.1 Pedestrian and vehicular access to the houses would be provided by improvements, and the adoption of the existing access lane that runs parallel to the western gable of the church. The lane also serves as access to the school playing fields to the south of the site.
- 11.2 Sixteen parking spaces would be provided for the residents of the apartments, together with two visitor parking spaces. Each house would be provided with two discrete parking spaces, some in integral garages. The parking provision proposed complies with the maximum car parking standards and is considered acceptable to serve the development.
- 11.3 Existing gated accesses in the stone boundary wall to Lower Bennett Street are retained so as to provide access to the apartment that fronts the street and also to allow access to the proposed bin store for use by residents of the apartments.
- 11.4 The site is relatively flat and will allow disabled residents or visitors, along with the less able, to access the dwellings without incurring any steps or significant rises in land levels.
- 11.5 The development would be within 500m of a bus service running every 15 minutes during the day and Flowery Field railway station on the Glossop to Manchester Piccadilly line with train services every 20 minutes.

## **12.0 Residential amenity**

- 12.1 In overall terms, the scheme is considered to be acceptable in terms of residential amenity having regard to both existing and future residents. There being a spacing of more than 23m between the houses facing one another across the spur of the new road and a distance of 14m between the front of those houses in the row at the southern end of the site and the sides of the houses in front the proposal complies with policies designed to prevent undue over-shadowing and over-looking of neighbouring properties.

- 12.2 Each of the houses would have gardens at the front and the back to provide outdoor amenity space and appropriate provision has also been made for the transportation of refuse bins from the back of the houses to the front for collection.
- 12.3 There is the potential for the development to be impacted on by noise from traffic, the railway, plant serving Thomas Ashton School and activities at the all-weather sports pitch that the site borders to the south. As in the previous proposal, in order to attenuate noise from the sports pitch a 2m high, close-boarded fence would be installed along the southern boundary of the site. In order to protect the new houses from noise from plant and equipment at Thomas Ashton School, to achieve acceptable internal noise limits during the daytime, a specified glazing and ventilation system will be required to rooms on the rear elevations of houses on the eastern side of the site. During evenings and weekends when the school is closed noise levels would be well within acceptable limits.
- 12.4 The housing development as proposed would provide an appropriate level of amenity for future residents and would therefore comply with UDP policies 1.12 and H10.

### 13.0 **Works to the Church**

- 13.1 Whilst the proposal includes an increased number of apartments in the converted Church the level of intervention in the built fabric and alterations to the building would be less intrusive than was proposed previously. The scheme that has listed building consent (ref. 13/00253/LBC) included the conversion of the roof void into apartments. By reducing the number of two-bedroom units proposed, and by utilising the space more effectively, the current proposal avoids utilising the roof space. The current proposal also reduces the number of new openings in the external envelope of the Church than were proposed previously.
- 13.2 External alterations would include the new main doorway in the southern elevation and the construction of rooflights in the single-storey aisle roofs on both the east and west elevations. The new main doorway would be fully glazed and situated between existing buttresses and centrally within the tracery window bay. The rooflights would be flush with, and not protrude above, the plane of the roofs. In both instances the interventions would not detract unduly from the character or historic and architectural importance of the building an appropriate intervention.
- 13.3 The most significant windows in the building would be retained. These include the large stained glass window in the east elevation and the main rose window in the west elevation as well as all high-level round windows. These would be repaired where necessary and secondary glazed internally. The windows in the Bell Tower, which is not included in any of the apartments, would be retained. All other windows would be replaced with aluminium frames.
- 13.4 Internally new partition walls would be chamfered where necessary so as not to intersect with tracery windows. However at eastern end of building, in three apartments, the mezzanine would intersect with six windows. In two instances the intersections would be below, and thus hidden by, the roofs of the single-storey sections that run along both of the longer, north and south, elevations. In two other instances the intersections would be behind existing stained glass windows and frosted panes, respectively. Two of the intersections would therefore be visible. In the wider context of the scheme the fact that the mezzanine level would be visible in two instances is considered acceptable and in the long term the importance of the

retention, by conversion, of the building is considered to be far outweighed by any minor impacts that might result from the visible mezzanine floor.

- 13.5 The chamfered nave arcade arches would remain exposed within the apartments by means of the partition walls meeting at the existing columns.
- 13.6 The existing ground floors will be removed in sections to allow drain runs and foundations for the apartment party walls. The floors will also be overlaid with rigid insulation and a concrete screed to upgrade levels of thermal insulation. With the upgrading of the insulation to the roof there will be no requirement to line the face of the internal walls to satisfy the building regulations thus allowing for architectural features around the window openings to be retained. The floor in the entrance lobby would be re-laid with parquet flooring reclaimed from what was the main hall in the Church.
- 13.7 In terms of Historic England, whilst they objected initially to the previous application for listed building consent due to the amount of demolition involved. Historic England have raised no concerns about the current application (ref. 15/01035/LBC) for listed building consent, albeit this is a separate application that will be determined under delegated powers pending the decision of Speakers Panel.
- 13.8 In terms of internal space, all of the proposed apartments achieve National Space Standard requirements for minimum gross internal floor area and built in storage.
- 13.9 In accordance with the view taken by Historic England, the conversion of the Church would not prejudice unduly the reasons for the listing, but would secure a beneficial future for the building whilst retaining the majority of the architectural features, and is therefore considered in accordance with UDP policy C5 and, Section 12 of the NPPF, and is therefore acceptable.
- 14.0 **Section 106 agreement**
- 14.1 This is one application and proposes the conversion of the Church and the development of the houses. The applicant estimates that the conversion of the Church would be at a cost to the developer and acknowledges that the viability of the scheme lies solely within the housing development. There is then the risk that if the application is approved the houses would be built but the Church would remain vacant. It is therefore recommended that any permission should be subject to the prior completion of an Agreement under Section 106 of the Planning Act 1990. The agreement would be that the development of the houses will not commence until listed building consent for the residential development of the listed St Stephens church building has been obtained and a building contract has been let for the construction and completion of the Church redevelopment.
- 14.2 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms, it is agreed additionally with the applicant, so as to compensate for the impact of the development on the demand for school places, other terms of the agreement would be that a financial contribution of £25,000 be made toward the construction cost of the development of the new Discovery Academy in Porlock Street in Hyde.
- 14.3 In order to achieve and maintain an appropriate residential environment for occupants of the apartments, and so that the condition of the church and its



surroundings are maintained in a condition that would not detract from the amenities enjoyed by occupiers of the houses, it is further recommended that the agreement includes also that none of the apartments hereby approved are occupied until details of a maintenance management plan for the building and its environs has been submitted to, and approved in writing by, the local planning authority. Following occupation, the management plan shall be implemented in accordance with the approved details

## 15. Ecology

15.1 The proposed development would not impact upon any statutory or non-statutory designated sites of ecological importance. However, an Ecological Appraisal Report submitted with the application has identified the potential for the church to accommodate roosting bats and recommended that further survey work was required. In this respect, discussions are on-going with the applicant and their appointed ecologists regarding this matter and a further update will be provided to members on the day of Speakers Panel on this matter. If appropriate and necessary, the update report will also address the three tests set out within the Habitat Regulations although at this stage it is not clear whether this will be necessary as the works to convert the church will not fundamentally affect the roof space or bell tower where it has been identified bats may be present.

15.2 In more general terms, the development would however provide the opportunity to enhance the number of tree species present. The proposal includes new tree planting within the car parking areas to the south of the site, and it is recommended that a variety of native species are used. Moreover, the provision of a range of artificial bird boxes on the new buildings or woodland trees, or both, would target bird species associated with urban fringe habitats such as sparrows and bullfinch.

## RECOMMENDATION

Grant planning permission subject to a) the prior signing of a Section 106 Legal Agreement and b) the following conditions.

a) Section 106 Legal Agreement which secures the following:

That listed building consent for the residential development of the listed St Stephens church building has been obtained and a building contract has been let for the construction and completion of the Church redevelopment before development commences on the new residential dwelling houses and that the applicants submit a phasing plan for approval which sets out the timetable for restoration of the church and construction of the approved residential dwellings.

Education contribution of £25,000 to be spent at the new Discovery Academy – payment of contribution to be made prior to occupation of first dwelling.

That none of the apartments are occupied until details of a maintenance management plan for the converted church building and its environs has been submitted to, and approved in writing by, the local planning authority.

b) Conditions

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Prior to the commencement of development samples or a full specification of the materials to be used in the external above ground finishes to the houses (including window frames, door fronts and garage door fronts), in the above ground construction of all boundary treatments and to all external hard surfaces have been submitted to, and approved in writing by, the local planning authority. The development shall then be implemented in accordance with the approved details.
- 3) Prior to the commencement of development precise details of window frame designs for the houses and the church shall be submitted to, and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details. All windows and doors to the houses shall be constructed with reveals, or recesses, to a depth of at least by 90mm.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. 2041.EX.001 rev. A (received on 01/04/16), 2041.EX.002, 2041.EX.100, 2041.EX.101, 2041.EX.103, 2041.EX.601, 2041.EX.602, 2041.EX.603, 2041.EX.604 (each received on 23/11/15), 2041.PL.001 E (received on 13/07/16), 2041.PL.100 G, 2041.PL.102 E (both received on 01/04/16), 2041.PL.110 C, 2041.PL.120 D, 2041.PL.130 D, 2041.PL.131 B, 2041.PL.140 E, 2041.PL.150 (each received 13/07/16), 2041.PL.601 F, 2041.PL.602 F, 2041.PL.603 F (each received 01/04/16), 2041.PL.610 C (received on 13/07/16), 2041.PL.620 A, 2041.PL.630 A (both received 01/04/16), 2041.PL.701 D, 2041.PL.702 B, 2041.PL.703 B, 2041.PL.704 B, 2041.PL.705 C, 2041.WD.1 C (each received on 27/02/16) and section 3.3 of the Crime Impact Statement dated (28/01/2016 – URN: 2013/0479/CIS/02 Version A)..
- 5) No development shall commence until full details of the proposed planting indicated on the approved plans has been submitted to, and approved in writing by, the local planning authority. The approved scheme of planting shall then be implemented before the development is brought in to use or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation.
- 6) Prior to first occupation of the apartments the bin storage facility indicated on the approved plans shall be provided and thereafter kept unobstructed and available for its intended purpose at all times.
- 7) The boundary treatments indicated on the approved plans shall be provided prior to first occupation of the houses.
- 8) Prior to first occupation of either the houses or the apartments, or both, the respective car parking indicated on the approved plan shall be provided to and thereafter kept unobstructed and available for its intended purpose.
- 9) The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the local planning authority. These measures shall be retained in operation through the duration of the building works.

- 10) During the period of 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.
- 11) The glazing in the rear of houses occupying plots 11 – 14 shall achieve a sound insulation value of 38dB(D when measured internally following installation of the windows.
- 12) 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.

- 13) No development shall take place until the applicant or their agents or their successors in title have secured the implementation and of a programme of archaeological work. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
  1. A phased programme and methodology of investigation and recording to include:
    - Background documentary research
    - Archaeological building survey and building recording at English Heritage level 3.
  2. A programme for post investigation assessment to include:
    - analysis of the site investigation records and finds
    - any outstanding historical research into the site
    - production of a final report
  3. Provision for public engagement during the fieldwork, for publication and dissemination of the analysis and report on the site investigation.
  4. Provision for archive deposition of the report, finds and records of the site investigation.
  5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.

- 14) Prior to commencement of development, details of a scheme to restore the stone boundary wall surrounding the church, and all new openings within that wall, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed prior to the first occupation of the hereby-approved apartments.