

Application Number 20/00811/FUL

Proposal	Conversion of the building into 33 x 1 bedroom apartments and associated works
Site	Former Carson House Care Centre, 30 Stamford Street, Stalybridge
Applicant	Cassell and Fletcher Property Management Ltd
Recommendation	Grant planning permission subject to conditions and the prior completion of a Section 106 Agreement.
Reason for Report	A Speakers Panel decision is required because the application constitutes major development and any planning permission granted would be subject to a Section 106 Agreement.

1.0 APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for the conversion of the former care home building into 33 x 1 bedroom apartments and associated works, including the installation of rooflights within the roofplanes of the 'annexe' extension to the original building and the laying out of 20 car parking spaces in the rear portion of the site

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to Carson House, a prominent building located on Stamford Street, within Stalybridge Conservation Area. The site is currently vacant, with the building last being use as a care home. The building is 3 storeys in height and is constructed of stone elevations with a slate tiled roof. The original (south eastern) section of the building displays significant architectural detail in the ecclesiastical style windows, the proportions of which emphasise the striking impact of the building on the streetscene. The north western element of the building is a modern extension to the original building which replicates the gable features on the original part of the building.
- 2.2 A large area of hardstanding is situated in the rear (north eastern) proportion of the site, behind the former care home building. Vehicular access to the site is gained via Blandford Street which runs parallel with the south eastern boundary of the site. There are neighbouring residential properties on the opposite side of Blandford Street and the residential properties on George Street overlook the north eastern boundary of the site. There are also residential properties facing the building on the opposite side of Stamford Street to the south west of the site.

3.0 PLANNING HISTORY

- 3.1 00/00831/FUL - Erection of three storey extension – approved.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation:

The site is located within the Stalybridge Town Centre Conservation Area.

4.2 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
- 1.11: Conserving Built Heritage and Retaining Local Identity
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

4.3 **Part 2 Policies:**

- C1: Townscape and Urban Form
- C2: Conservation Areas
- C4: Control of Development in or adjoining Conservation Areas
- 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
- 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

4.4 **Other Policies**

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 policies 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 (SPD);
 Stalybridge Conservation Area Appraisal (dated March 2013); and
 Trees and Landscaping on Development Sites SPD adopted in March 2007

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

Section 2: Achieving Sustainable Development;
 Section 5: Delivering a sufficient supply of homes;
 Section 7: Ensuring the vitality of town centres;
 Section 8: Promoting healthy and safe communities;
 Section 11: Making Effective use of Land;
 Section 12: Achieving well-designed places;
 Section 15: Conserving and enhancing the natural environment; and

Section 16: Conserving and enhancing the historic environment

4.6 **Planning Practice Guidance (PPG)**

- 4.7 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 Neighbour notification letters were issued, a notice displayed adjacent to the site for 21 days and a press notice was published, 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 relating to proposed development in Conservation Areas.

6.0 **RESPONSES FROM CONSULTTEES**

- 6.1 Borough Environmental Health Officer (EHO) – no objections to the proposals, subject to the imposition of conditions covering the following:
- Provision of refuse storage and collection arrangements;
 - Limiting the hours of work during the construction phase of the development;
 - Details of a soundproofing scheme to be installed within the development to mitigate the impact of external noise sources on the residential amenity of future occupiers.
- 6.2 Local Highway Authority – no objections to the proposals subject to the imposition of conditions covering the following:
- The submission and approval of a condition survey of the highway;
 - The submission and approval of a Construction Environment Management Plan, to include details for wheel washing and contractor parking areas during the construction phase;
 - The provision of the car parking detailed on the submitted plans prior to the first occupation of any of the units;
 - The provision of secured cycle storage facilities within the curtilage of the development; and
 - The submission and approval of details of retaining structures to be installed within the site as part of the development.
- 6.3 Lead Local Flood Authority (LLFA) – Further details relating to how surface water is to be drained from the development should be submitted prior to the determination of the planning application.
- 6.4 Borough Tree Officer – no objections to the proposals.
- 6.5 Borough Contaminated Land Officer - no objections to the proposals. There is however the risk of Made Ground being present on the site. Therefore, a condition requiring a screening exercise to be undertaken in relation to the potential risk posed by sources of contamination on the site and any necessary remediation measures, prior to the commencement of development, should be attached to any planning permission granted.
- 6.6 Historic England – no comments received.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 No letters of representation have been received.

8.0 ANALYSIS

8.1 The key issues to be assessed in the determination of this planning application are:

- 1) The principle of development
- 2) The impact of the proposed development on the character of the site and the Conservation Area;
- 3) The impact on the residential amenity of neighbouring properties;
- 4) The impact on highway safety; and
- 5) Other matters

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 The building is currently vacant and this is clearly having a detrimental impact on the character of this part of the Conservation Area, with the prominent building showing obvious signs of decay arising from the lack of use, with openings boarded up. The building is a dominant part of the view from Stamford Street looking south eastwards towards the Tame Valley, which is identified as a key vista in the Conservation Area Appraisal. Finding a suitable reuse that would allow the positive character of the original part of the building to be fully realised once more and would achieve the objectives of paragraph 92 of the NPPF.
- 9.2 The site is immediately adjacent to the boundary of Stalybridge Town Centre as defined in the UDP proposals map. It is considered that the re-use of the building for residential purposes would increase footfall in a location close to the services and facilities within the town centre. The proposals would therefore enhance the vitality and viability of Stalybridge, in accordance with Section 7 of the NPPF (entitled Ensuring the vitality of town centres).
- 9.3 The site is situated within close proximity of regular public transport services. The site is a less than 5 minute walk from Stalybridge bus station and a less than 10 minute walk from Stalybridge railway station which together provide regular alternatives to the use of the private car for trips to and from Ashton, Manchester city centre and further afield.
- 9.4 Given this situation, it is considered that the scheme would boost the supply of housing in a sustainable location. Given that the Council cannot currently demonstrate a five year supply of housing land, this is considered to be a benefit of the proposals that is worthy of significant weight in the determination of the application.
- 9.5 Following the above assessment, the principle of development is considered to be acceptable, subject to all other material planning considerations being satisfied.

10.0 CHARACTER OF CONSERVATION AREA

- 10.1 Section 16 of the NPPF is entitled conserving and enhancing the historic environment. Paragraph 192 states that Local Planning Authorities should take into account the following when assessing applications affecting heritage assets (such as Conservation Areas):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and

- The desirability of new development making a positive contribution to local character and distinctiveness.

- 10.2 For the reasons explained in the following paragraphs, officers consider that the proposals would lead to less than substantial harm to the character of the Conservation Area (as opposed to causing substantial harm). Paragraph 196 of the NPPF states that 'where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...'
- 10.3 UDP policy C2 of the UDP echoes the requirements of paragraph 192 of NPPF (quoted earlier in this report) that new development must preserve or enhance the character of Conservation Areas. The existing building is considered to have a positive impact on the character of the Conservation Area, although this is clearly compromised by its current vacant state.
- 10.4 External alterations to the building would be limited and considered to be minor in nature. Six rooflights would be installed within the roof of the 'annexe' extension to the original building (on the north western and south eastern roofplanes). Due to their siting and relatively restrained number, it is considered that these features would not result in a detrimental impact on the character of the Conservation Area.
- 10.5 The re-instatement of blocked up openings on the Stamford Street elevation would have a positive impact on the character of the building and prominent views of the site within the context of the wider alteration. Given the presence of a number of non-original windows within the existing building, the proposed modifications to other openings are considered not to be harmful to the character of the building or the Conservation Area. The associated car parking would be confined to the existing area of hardstanding, ensuring that there would not be any wider harm to the character of this part of the Conservation Area.
- 10.6 The Borough Tree Officer has not raised any objections to the proposals. It is considered reasonable to require the implementation of a soft landscaping scheme as part of the proposed development, to ensure that there is improved screening of the hardstanding area to the rear of the building.
- 10.7 Following the above assessment, it is considered that the proposals would achieve a public benefit in returning a prominent building of architectural merit within the Conservation Area back to viable use, meeting the requirements set out in UDP policies C2 and Section 11 of the NPPF as quoted above.

11.0 RESIDENTIAL AMENITY

- 11.1 The adopted Residential Design Guide (RDG) requires 21 metres to be retained between corresponding elevations of properties of the same height that contain habitable rooms, reducing to 14 metres where properties face each other across a highway. A separation distance of 14 metres is also required to be retained where an elevation with an opening serving a habitable room and a corresponding blank elevation. An additional 3 metres should be added to these distances for each additional storey where buildings are taller than 2 storeys in height.
- 11.2 The scheme would not increase the size of the existing building, with the changes to the main elevations being the reinstatement of 2 windows on the Stamford Street elevation. Given the presence of the highway in the intervening distance, it is considered that these new openings would not result in a detrimental impact on the residential amenity of the dwellings on the opposite side of Stamford Road, in terms of unreasonable overlooking.

- 11.3 Given that the proposed rooflights would be installed in the upper sections of the roofplanes and that the existing separation distances to neighbouring properties would be retained, it is considered that this element of the proposals would not result in an adverse impact on the residential amenity of any of the neighbouring properties.
- 11.4 In relation to the residential amenity of future occupiers, all of the apartments would have 1 bedroom. The minimum floor area required for 1 bedroom units with bathrooms is 39 square metres, in accordance with the nationally described space standards. Each of the units in this scheme would comfortably exceed this minimum for single occupancy, with a number exceeding the 50 square metre minimum requirement for a 1 bedroom unit to be occupied by 2 people.
- 11.5 Whilst a large proportion of the living space within the 2 proposed apartments on the second floor would be served only by rooflights, the bedrooms within each of those units would be served by one of the existing windows on the main elevation of the building. It is therefore considered that the configuration of the units would result in an appropriate standard of accommodation for future occupants.
- 11.6 On the basis of the above assessment, the proposals are considered to preserve the residential amenity of neighbouring properties and the amenity of the future occupants of the development.

12.0 HIGHWAY SAFETY

- 12.1 The scheme proposes to utilise the existing access on Blandford Street and would utilise the current hardstanding area to the rear of the building for the provision of 20 car parking spaces. Policy RD8 of the RDG requires the provision of 1 car parking space per 1 bedroom dwelling. However, given the very close proximity of regular train and bus services to the site, it is considered reasonable to conclude that a lower level of car parking provision could be made in this location without resulting in harm to highway safety.
- 12.2 It is considered that any potential harm in this regard could be mitigated by the provision of a minimum of 33 secure cycle parking spaces (1 per unit) within the scheme. The plans indicate that there would be ample room at lower ground floor level within the building to accommodate this provision. A condition requiring full details of secured cycle storage provision to serve the development is attached to the recommendation.
- 12.3 The Local Highway Authority has not raised any objections to the proposals, subject to the imposition of a number of conditions. It is considered reasonable to condition the submission and approval of a Construction Environment Management Plan to ensure that the construction phase of the development does not lead to an adverse impact on the safe use of the adjacent highway, particularly Stamford Street.
- 12.4 The aforementioned cycle parking provision and a requirement that the car parking provision be laid out as per the submitted plan prior to the first occupation of any of the units are also considered reasonable and are attached to the recommendation. A condition requiring details of highway works within the site and adjacent to the access is also attached to the recommendation.
- 12.5 It is considered not to be necessary to attach a condition requiring the submission of a condition survey of the highway as this is a matter that can be addressed under the powers that the Council possesses as Local Highway Authority.
- 12.6 Following the above assessment, it is considered that the proposals would not result in a detrimental impact on highway safety, subject to the imposition of appropriate conditions.

13.0 OTHER MATTERS

- 13.1 In relation to ecology, the scheme proposes conversion of a vacant building and includes work within the roofspace. An ecological appraisal has not been submitted with the application. It is considered reasonable to secure a scheme of Reasonable Avoidance Measures to be implemented during the construction phase of the development to ensure that any potential harm to protected species is mitigated. Such a condition is attached to the recommendation.
- 13.2 The application form indicates that both foul and surface water would be drained from the site via connections to the mains sewerage network. The LLFA has requested further information regarding the details of a surface water drainage strategy prior to the determination of the application. Given that the site is located within flood zone 1 (and is therefore considered at a lower risk of flooding) and that the previous use of the site as a care home resulted in demands on drainage capacity, it is considered reasonable that these details are secured by condition. Such a condition is attached to the recommendation.
- 13.3 In relation to designing out crime, given that the scheme proposes only relatively minor changes to an existing building, it is considered that new opportunities for crime as a result of the change of use of the site would be limited. It is considered reasonable to attach a condition to any planning permission granted requiring details of the specific physical crime reduction measures to be installed within the building as part of the change of use to be approved prior to the occupation of any of the units. Such a condition is attached to the recommendation.
- 13.4 In relation to developer contributions, any requirements in this regard must satisfy the following tests (as stated in paragraph 56 of the NPPF):
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 13.5 The applicant will be required to make a contribution to the provision of open space within the local area, in accordance with policy H5 of the adopted UDP. A contribution of £16,278.66 is to be secured towards improvements in Stamford Park, including the upgrading of infrastructure such as footpaths and the formal entrances into the park.
- 13.6 This contribution is considered to meet the CIL regulations in that it is necessary to make the development acceptable in planning terms (given the limited amenity space to be provided on site), directly related to the development (as the close proximity ensures that residents are likely to use these facilities) and proportionate in that the sum is based on the size of the development.
- 13.7 Whilst the Council's Developer Contributions Calculator suggests that a contribution of approximately £10,000 should be sought to mitigate the highways impact of the development, that calculation is based purely on the anticipated number of trips. Given that the CIL regulations require any contribution to be necessary to mitigate the impact of the development, it is considered important to also have regard to the very close proximity of regular public transport services in assessing this potential impact.
- 13.8 Given the frequency of these services that can be reached on foot from the site, despite the fact that the previous use of the site as a care home would have resulted in less trips than the proposal, it is considered that a contribution to upgrade highway facilities is not necessary to make the scheme acceptable in planning terms in this instance.
- 13.9 In relation to other infrastructure, where a proposal exceeds 25 dwellings, policy H6 requires financial contributions towards education and other community facilities where current

facilities do not have the capacity to meet the additional population of a proposed development. As this scheme would be made up entirely 1 bedroom dwellings, officers consider that it highly unlikely that the scheme would yield occupants of school age. As such, a contribution in this regard is considered not to be necessary to make the scheme acceptable in planning terms and would therefore be contrary to the CIL regulations. On that basis, a contribution towards the improvement/expansion of education provision is not being secured as part of the recommended Section 106 package.

- 13.10 Paragraph 64 of the NPPF states that 'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area.' The latest version of the NPPF came into force in February 2019. Following adoption of the Housing Needs Assessment (HNA) for the Borough in August 2018, the Council now has an up to date evidence base on which to seek affordable housing contributions for developments of this scale. The HNA requires 15% of units on the proposed development to be provided as affordable housing.
- 13.11 Given that the NPPF is significantly more recent than the UDP policy and that the Council has an up to date evidence base to require a level of affordable housing provision at 15% across developments of the scale proposed, officers consider that the 15% affordable housing requirement should apply in this case.
- 13.12 The applicant has agreed to the inclusion of a clause in the Section 106 Agreement that will require 15% of the units to be made available on an affordable basis.
- 13.13 The Borough EHO has not raised any objections to the proposals, subject to the imposition of a number of conditions. Indicative details off an area for communal refuse storage are shown on the proposed site plan, adjacent to the car parking spaces in the rear portion of the site. Exact details of the capacity of the bins to be provided and the means of enclosure of the communal storage area can be secured by condition.
- 13.14 In relation to potential risks associated with contaminated land, the Borough Contaminated Land Officer has raised the possibility of Made ground being present on the site. A condition requiring a screening exercise to be undertaken in relation to the potential risk posed by sources of contamination on the site and any necessary remediation measures, prior to the commencement of development, is considered to be reasonable and is attached to the recommendation.
- 13.15 In order to reduce the environmental impacts of the proposed development, it is considered reasonable to attach a condition requiring the submission and approval of an electronic vehicle charging strategy to serve the development.
- 13.16 The site is in an area considered to be at low risk in relation to the land stability implications of coal mining legacy. An informative outlining the responsibilities incumbent on the developer in this regard can be attached to any planning permission granted.

16.0 CONCLUSION

- 16.1 The proposed development is considered to be acceptable in principle, resulting in the re-use of a current vacant building for residential development in a highly sustainable location. The scheme involves limited external alterations to the existing building and re-use would reverse the visible decline, thereby enhancing the character of this part of the Conservation Area. The scheme would boost the supply of housing in the Borough and would not result in a detrimental impact on the residential amenity of neighbouring properties or highway safety.

- 16.2 It is considered that all other material considerations can be satisfied through the imposition of conditions, where appropriate, as detailed in the main body of the report. 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:

- a) The prior completion of a deed of a Section 106 Agreement to secure the following contributions:

£16,278.66 is to be secured towards improvements in Stamford Park, including the upgrading of infrastructure such as footpaths and the formal entrances into the park; and

15% of the units in site meeting the definition of affordable housing as set out in the NPPF; and

- b) 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:

1:1250 Site location plan

Proposed site plan (Drawing no. PL03)

Proposed elevations plan (Drawing no. PL07)

Proposed ground floor plan (Drawing no. PL04)

Proposed first floor plan (Drawing no. PL05)

Proposed second floor plan (Drawing no. PL06)

Proposed sections plan (Drawing no. PL08)

3. No development shall commence until a contaminated land screening assessment of the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of any necessary remediation works to be undertaken. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
4. No works to convert the building to the use hereby approved (including roof works, soft stripping) shall commence until a construction environmental management plan for biodiversity (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP for biodiversity shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of biodiversity protection zones within the site.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to protected species and biodiversity features
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons during the construction phase and lines of communication to ensure that any potential ecological risk is identified and mitigated appropriately.

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) The location of protective fences, exclusion barriers and warning signs to be installed on the site during the construction phase of the development.

The measures detailed in the approved CEMP shall be implemented in accordance with the approved details on the commencement of construction/conversion works phase of the development and shall be retained as such throughout the duration of that phase of the development.

- 5. 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 (including retaining 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.
- 6. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site (drawing no. PL03) prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
- 7. 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 for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
- 8. Notwithstanding the details submitted with the planning application, no development above ground level 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; and
 - 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 of the dwellings hereby approved.

- 9. The approved soft landscaping scheme to serve the development 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.
- 10. 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.

11. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to serve the development 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.
12. Notwithstanding the details submitted with the planning application, no development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:
 - scaled plans showing the elevations of the development into which noise attenuation are to be installed; and
 - manufacturer's specifications of the glazing and trickle vent to be installed within the openings of the units in the above locations.

The noise mitigation measures 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.

13. No development above ground level shall commence until a Crime Impact Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail the specific crime prevention measures to be installed as part of the development to ensure that the scheme achieves the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The crime prevention measures shall be implemented in accordance with the approved details, prior to the first occupation of any part of the development and shall be retained as such thereafter.
14. No development above ground level shall commence until details of an electric vehicle charging strategy for the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the number of charging points to be installed, their location within the development and details of the management and maintenance of these facilities. The electric vehicle charging infrastructure shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.
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. Prior to the occupation of any part of the development hereby approved, visibility splays shall be provided on both sides of the site access where it meets the footway. The visibility splays shall measure 2.4 metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above ground level. The visibility splays shall be retained as such thereafter.
17. 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.

18. Notwithstanding the details illustrated on the approved plans, prior to the first occupation of any part of the development hereby approved, details of secured cycle storage (minimum of 33 spaces) to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the storage and details of the means of enclosure. The secured cycle storage shall be installed in accordance with the approved details, prior to the first occupation of any part of the development and shall be retained as such thereafter.
19. No work shall take place in respect to the construction of the approved highway, as indicated on the approved site plan, until a scheme relevant to highway construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:
 1. Phasing plan of highway works;
 2. Surface and drainage details of all carriageways and footways;
 3. Details of the works to the reinstatement of redundant vehicle access points as continuous footway to adoptable standards following the completion of the construction phase;
 4. Details of an Approval in Principle must be obtained for the proposed retaining structures to be installed/modified within the site;
 5. Details of the areas of the highway network within the site to be constructed to adoptable standards and the specification of the construction of these areas; and,
 6. Details of carriageway markings and signage.

No part of the approved development shall be occupied until the approved highways works have been constructed in accordance with the approved details or phasing plan and the development shall be retained as such thereafter.

20. 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.