

**Application Number** 20/00936/FUL

<b>Proposal</b>	Full planning permission to vary condition 2 (approved plans) of planning permission 20/01116/FUL
<b>Site</b>	Site of Former A-Plant Hire, Fairfield Road, Droylsden
<b>Applicant</b>	Brierstone Ltd
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for Report</b>	A Speakers Panel decision is required because the application constitutes major development.

## **1.0 APPLICATION DESCRIPTION**

- 1.1 The applicant seeks full planning permission to vary condition 2 (approved plans) of planning permission 20/01116/FUL, which approved the redevelopment of the site with 62 dwellings, associated works including car parking, access road and landscaping
- 1.2 The amendments sought in this application are summarised as follows:
  - The projecting balconies associated with the apartments in the originally approved scheme are to be revised to 'Juliet' style balconies;
  - The external patio areas associated with the ground floor apartments in the originally approved scheme are to be replaced with 'Juliet' style balconies; and
  - The omission of the window on the side gable elevation of plot 60, adjacent to the pedestrian link between the site and the Canal towpath.
- 1.3 The application originally proposed changes to the cycle storage arrangements, although no details of the proposed changes were provided in plan form. Cycle storage details are the subject of one of the conditions on the extant permission and it is considered appropriate to re-impose this condition in this case.
- 1.4 The original submission also included a proposal to change the boundary treatment along the Fairfield Road frontage, with the scheme proposing timber fencing along this edge of the site. This proposed change was considered not to be of the required design standard, given the prominence of this boundary on the Fairfield Road street scene. This matter is the subject of one of the conditions on the extant permission and it is considered appropriate to re-impose this condition in this case.

## **2.0 SITE & SURROUNDINGS**

- 2.1 The application site is land last used for commercial purposes to the south of Ashton Canal and north of Fairfield Road in Droylsden. There is a large metal sheet clad building in the eastern portion of the site that was occupied by a plant equipment hire company that relocated from the premises prior to the submission of this application. The remainder of the land is laid to hardstanding. A fuel storage business is located to the east of the site, whilst the land immediately to the west benefits from an extant planning permission for 116 units (referred to in the site history section of this report below). Residential development fronts the southern side of Fairfield Road, facing the southern boundary of the application site.

## **3.0 PLANNING HISTORY**

3.1 20/01116/FUL - Full planning permission for the erection of 62 dwellings with associated works including car parking, access road and landscaping – approved subject to Section 106 Agreement

3.2 Applications on adjacent land with some relevance to the determination of this application are summarised below:

19/00128/FUL - Variation of condition 2 (approved plans) of planning permission 17/01034/FUL – approved

17/01034/FUL - Full planning application for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping (land immediately west of this application site) – approved.

#### **4.0 RELEVANT PLANNING POLICIES**

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 **Tameside Unitary Development Plan (UDP) Allocation**

Allocated under policy E3 as an Established Employment Area

##### **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

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

C1: Townscape and Urban Form

E3: Development Established Employment 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

N1b: National Nature Conservation Sites

N2: Locally Designated Nature Conservation Sites

N3: Nature Conservation Factors

N4 Trees and Woodland

N5: Trees Within Development Sites

N6: Protection and Enhancement of Waterside Areas

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

#### **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; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.  
Employment Land SPD adopted January 2009

#### **4.5 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

#### **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 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.

### **6.0 RESPONSES FROM CONSULTEES**

6.1 Borough Environmental Health Officer (EHO) - no objections to the proposed amendments.

6.2 Local Highway Authority - no objections to the proposed amendments.

6.3 Canal and Rivers Trust (C&RT) - no objections to the proposed amendments. It is recommended that a window be retained in the gable elevation of plot 60 to provide some surveillance of the pedestrian link between the site and the Canal towpath.

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

7.1 No representations have been received.

## **8.0 ANALYSIS**

8.1 National Planning Practice Guidance promotes flexible options for planning permissions. Section 73 of the Town and Country Planning Act 1990 allows for applicants to apply to the Local Planning Authority to amend or vary conditions placed on a planning consent. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The only restriction under section 73 is that planning permission cannot be granted to extend the time limit within which a development must be started.

8.2 The PPG states that; 'In deciding an application under section 73, the local planning authority must only consider the disputed condition's that are the subject of the application – it is not a complete re-consideration of the application.' The original planning permission will continue to exist.

8.3 The principle of development was established through the granting of planning permission ref. 20/01116/FUL. This application seeks to make minor amendments to the extant permission.

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

- The impact of the revisions to the previously approved scheme on the character of the surrounding area; and
- The impact of the revisions to the previously approved scheme on the residential amenity of neighbouring properties.

## **9.0 CHARACTER**

9.1 The proposals are considered to be very limited in relation to the scale of the approved development. The replacement of the ground floor patio areas and projecting balconies with 'Juliet' style balconies would retain a sense of activity to the apartment building and the connection between the development and the public realm adjacent to the Canal, as well as the connection between this development and the regeneration schemes along the Canal corridor within Droylsden.

9.2 The C&RT concerns regarding the omission of the window on the side gable elevation of plot 60, adjacent to the pedestrian link between the site and the Canal towpath are noted. However, condition 29 of the extant planning permission stipulates that the openings on the elevations that run parallel with either side of this walkway must be obscurely glazed and non-opening below a height that would allow overlooking between the corresponding elevations.

9.3 This stipulation would also prevent natural surveillance of the affected section of the walkway. Nevertheless, the entry points to the walkway, both from within the development and from the Canal frontage, would be overlooked by a large number of openings on the front and rear elevations of the buildings on the northern edge of the development.

9.4 Given this combination of factors, it is considered that the proposed amendment to remove the openings on the eastern gable elevation of the dwellings would not have a detrimental impact on the character of the development or the safety/attractiveness of the walkway connection between the development and the Canal towpath, within the context of the extant scheme.

9.5 Following the above assessment, it is considered that the proposed amendments to the extant scheme would not result in an adverse impact on the character of the site or the surrounding area.

## **10.0 RESIDENTIAL AMENITY**

10.1 The fact that the buildings would remain sited in the same location on the land and would be of the same scale as the extant scheme ensures that the separation distances to be retained to all neighbouring properties would remain as per the extant scheme. The amendments would not result in additional overshadowing of or overlooking into any of the neighbouring properties.

## **11.0 OTHER MATTERS**

11.1 The proposals would retain the same level of car parking provision and access point from Fairfield Road as approved under the extant scheme. No material change would result in relation to highway safety therefore.

11.2 The bin storage arrangements and impact on trees would also remain unchanged from the extant scheme. Appropriate conditions were attached to the extant planning permission and can be re-imposed should this variation of condition be approved.

11.3 Condition 1 of the recommendation reflects the fact that the three year commencement period of the original consent cannot be extended. Condition 2 has been amended to include the revised proposed plans. All of the other conditions attached to the original permission remain relevant and necessary and are therefore proposed to be re-imposed.

11.4 The Section 106 Agreement attached to the extant planning permission contains a clause that ensures that the financial contributions sought are transferred to any variation of condition approvals granted. This clause would be activated in the event that this application is approved and therefore a deed of variation to the original Section 106 Agreement is not required.

## **12.0 CONCLUSION**

12.1 The minor nature of the modifications to the elevations of the development are considered not to result in a detrimental impact on the character of the area or the residential amenity of neighbouring properties. None of the other material considerations would be materially affected by the proposed amendments.

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

## **RECOMMENDATION**

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiration of three years from the date of 27 August 2020 (i.e. the date on which planning permission ref. 20/01116/FUL was approved.)
2. The development hereby approved shall be carried out in accordance with the following approved plans:

- 1:1250 Site Location Plan;
  - Proposed site layout plan (Drawing no. P-001 Rev.13);
  - Proposed tree protection details plan (Drawing no. UG\_375\_ARB\_AMS\_01 Rev. 02);
  - Proposed tree protection details plan (Drawing no. UG\_375\_ARB\_AMS\_02 Rev. 02);
  - Proposed tree protection details plan (Drawing no. UG\_375\_ARB\_AMS\_03 Rev. 02);
  - Proposed tree protection details plan (Drawing no. UG\_375\_ARB\_AMS\_04 Rev. 00);
  - Proposed house type A (Fairfield Road frontage) plans (Drawing no. P120 Rev. 02);
  - Proposed house type A (Fairfield Road frontage) elevations (Drawing no. P210 Rev. 02);
  - Proposed house type B plans (canal frontage) (Drawing no. P122 Rev. 03);
  - Proposed house type B elevations (canal frontage) (Drawing no. P211 Rev. 02);
  - Proposed apartments east and west elevations plan (Drawing no. P201 Rev. 04);
  - Proposed apartments north and south elevations plan (Drawing no. P200 Rev. 05);
  - Proposed apartment ground and first floor plans (Drawing no. P100 Rev. 06);
  - Proposed apartment floor second and third plans (Drawing no. P101 Rev. 06);
  - Proposed soft landscaping plan (Drawing no. UG\_375\_LAN\_DRW\_SL\_03 Rev. P02);
  - Proposed hard landscaping plan (Drawing no. UG\_375\_LAN\_DRW\_HL\_02 Rev. P02);
  - Proposed general arrangement plan (Drawing no. UG\_375\_LAN\_DRW\_GA\_01 Rev. P02);
  - Proposed highway dimensions plan (drawing no. J000134-SK201);
  - Proposed visibility splay plan (drawing no. J000134-SK202);
  - Noise Impact Assessment produced by PDA Acoustic Consultants (Ref. CW/J002744/4104/01 dated 26 November 2019);
  - Air Quality Impact Assessment produced by Redmore Environmental (Ref. 3175r1 dated 13 December 2019); and,
  - Ecological Impact Assessment produced by Urban Green dated December 2019.
3. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
- i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
  - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
  - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
  - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

4. Notwithstanding any description of materials listed in the application or detailed on the approved plans, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall

include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

5. No 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. Approval in Principle (AIP) of the construction details of the proposed retaining walls shown on the approved plan;
  4. 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;
  5. Provision of tactile paving and dropped kerbs should be provided at the junctions / site access points serving the site;
  6. Details of planting specification for all trees within the highway;
  7. 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
  8. 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.

6. 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 (as indicated on the approved plans) 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.
7. A clear view shall be provided at the junction of the proposed access road with Fairfield Road. Its area shall measure 2.4 metres along the centre of the proposed access road and 43 metres along the edge of the roadway in Fairfield Road. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access, on land which you control.
8. No development above ground level shall commence until a detailed Sustainable Travel Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of specific measures to promote the use of sustainable modes of transport and details of how the Plan is to be monitored. The measures to promote sustainable modes of transport shall be implemented in accordance with the approved details on the first occupation of the development and shall remain in force thereafter.
9. Notwithstanding the details indicated on the approved plans, the following details shall be provided prior to the first occupation of any part of the development hereby approved:
  - scaled plans showing the location of secured cycle parking within the curtilage of each of the houses and the communal storage to serve the apartments; and,
  - scaled elevation plans and details of the construction material and external finish of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

The secured cycle storage shall be installed in accordance with the approved details, in the approved locations, for each dwelling prior to the occupation of that dwelling and shall be retained as such thereafter.

10. 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 plot shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
11. The scheme of hard and soft landscaping to be incorporated into the development hereby approved shall be implemented in accordance with the details shown on the following plans:
  - Proposed soft landscaping plan (Drawing no. UG\_375\_LAN\_DRW\_SL\_03 Rev. P02); and,
  - Proposed hard landscaping plan (Drawing no. UG\_375\_LAN\_DRW\_HL\_02 Rev. P02).

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

12. The approved scheme of landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of five 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.
13. 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.
14. Notwithstanding the details submitted with the planning application, 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 Secured by Design status. 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.
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 (to include bat bricks/bat slates, bird boxes, native tree and shrub planting and wildflower planting) and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

16. 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.
17. No development shall commence until an Environmental Construction Method Statement detailing how pollution of the Canal adjacent to the northern boundary of the site is to be avoided during the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include measures relating to the control and management of dust, surface water runoff, waste and pollution control. The development shall be carried out in accordance with the approved details.
18. No development shall commence unless and until a Method Statement is submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed and any other invasive species on the site will be removed from the site. The development shall thereafter proceed in strict accordance with the approved Method Statement.
19. No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
  1. An archaeological desk based assessment;
  2. A phased programme and methodology of site investigation and recording to include: - archaeological evaluation through trial trenching (subject to a new WSI);
  3. Dependent on the results from the evaluation trenches, a targeted more detailed area excavation and recording (subject to a new WSI);
  4. A programme for post investigation assessment to include: - production of a final report on the significance of the below-ground archaeological interest;
  5. Deposition of the final report with the Greater Manchester Historic Environment Record.
  6. Dissemination of the results of the archaeological investigations commensurate with their significance;
  7. Provision for archive deposition of the report and records of the site investigation;
  8. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.
20. 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.
21. No development shall commence until a Construction Method Statement relating to the impact of the development on the structural integrity of the Canal corridor adjacent to the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The Method statement shall include cross sections of the proposed development adjacent to the Canal and details of the foundations of those buildings (including any piling works necessary). The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

22. 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 (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.
23. No development above ground level shall commence until details of the method of construction within the Root Protection Areas of the trees to be retained on the boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
24. 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.
25. 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.
26. A clear view shall be provided on both sides of any driveway or vehicular access as it meets the back of footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the back of footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
27. Prior to the occupation of any of the dwellings hereby approved, details of an electric vehicle charging strategy for the development shall be 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 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.
28. The car parking spaces to serve each dwelling within the development hereby approved shall be installed in accordance with the details shown on the approved site plan prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended purposes thereafter.
29. Prior to the first occupation of the eastern-most house adjacent to the apartments, the southern-most house on the western edge of the development or any of the apartments served by windows on the western elevation of the apartment block that forms part of the development hereby approved, the windows in the following elevations shall be fitted with obscured glazing (meeting Pilkington Level 3 on obscurity as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the room that they serve:
  - All windows in the eastern gable of the eastern-most house adjacent to the apartments;
  - All windows in the western elevation of the apartment building; and
  - All windows in the southern gable of the southern-most house on the western edge of the development.

The development shall be retained as such thereafter.

30. 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.
31. The development shall be carried out in accordance with the mitigation measures contained within the Air Quality Assessment submitted with the planning application and shall be retained as such thereafter.
32. The development shall be carried out in accordance with the mitigation measures contained within the Noise Impact Assessment submitted with the planning application and shall be retained as such thereafter.
33. The development shall be carried out in accordance with the mitigation measures contained within the Ecological Impact Assessment submitted with the planning application.