

Application	6.
--------------------	-----------

Application Number:	22/02770/3FUL
----------------------------	----------------------

Application Type:	Planning FULL
--------------------------	---------------

Proposal Description:	Erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding
At:	Land At Parkway South Wheatley Doncaster DN2 4JS

For:	Mr Marcus Isman-Egal - CDC
-------------	----------------------------

Third Party Reps:	1 objection	Parish:	n/a
		Ward:	Wheatley Hills and Intake

Author of Report:	Jess Hill
--------------------------	-----------

SUMMARY

The proposal seeks permission to erect a youth services modular building on land at Parkway South, Wheatley.

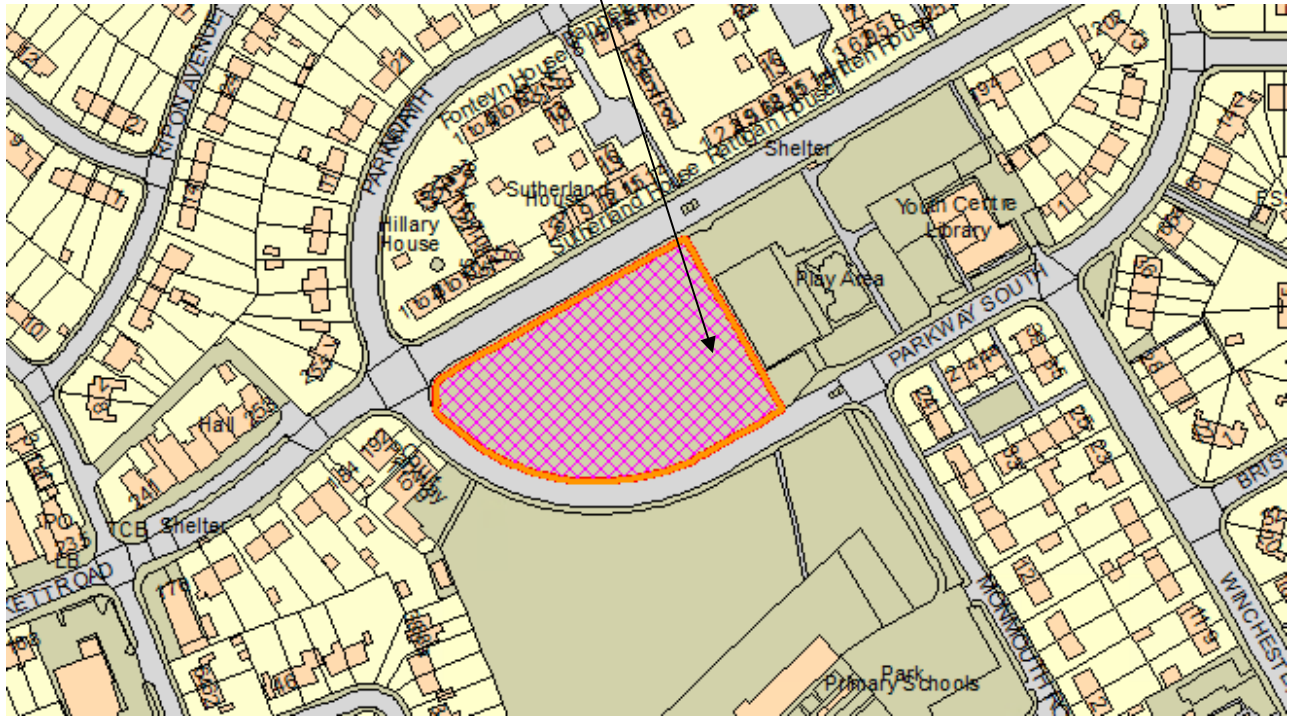
Doncaster has been selected to deliver modular youth facilities as one of four pilot schemes across the nation. Funding has been allotted by the Youth Investment Fund from the Department for Digital, Culture, Media and Sport (DCMS) to deliver this.

The site is designated as Protected Open Space under policy 27 of the Local Plan. Development is generally resisted within open space areas, however, policy 27 allows for some forms of development provided certain criteria are met.

In this case the building will provide a community asset and it is of a relatively small scale. Most of the open space will be retained, including mature trees. Public consultation has been undertaken with the local community and key stakeholders prior to the submission of the application. One of the requirements of policy 27 is for public support to be demonstrated for proposals on open space. It is considered that there is public support and that the proposals are acceptable in this instance.

RECOMMENDATION: GRANT planning permission subject to conditions.

Proposed
Modular
Building



1.0 Reason for Report

1.1 The application is being presented to Members because it has been submitted by the City of Doncaster Council.

2.0 Proposal and Background

2.1 This application seeks full planning permission for the erection of a youth services modular building with roof-mounted photovoltaics and low-carbon components with a new landscaped surrounding.

2.2 The site is located on land at Parkway South, Wheatley. The site comprises a parcel of land within a protected open space, protected by policy 27 of the Local Plan.

2.3 Doncaster has been selected to deliver modular youth facilities as one of four pilot schemes across the nation. Funding has been allotted by the Youth Investment Fund from the Department for Digital, Culture, Media and Sport (DCMS) to deliver a modular building to provide youth facilities. The need for which is considered to be particularly acute given that Wheatley is one of the more deprived wards in Doncaster, and is within the most deprived 10% nationally.

2.4 Before applying for the Youth Investment Fund (YIF), The Doncaster Young People's Services team worked with the council's assets team to identify suitable sites by identifying all land owned by the local authority that met the YIF Pilot criteria. The site needed to be neutral, accessible and prominent. The site options map was shared with the three elected ward councillors for Wheatley. The final site location on land off Wheatley Park South has been selected following a consultation process with both local ward members and the local community.

3.0 Site Description

3.1 The site comprises a parcel of land off Parkway South which is designated as a Protected Open Space (Policy 27). It currently comprises an area of grass with some mature trees located around the site. No trees are proposed to be removed as part of the proposals.

3.2 The following key constraints and designations are considered to be relevant to the site:

- Development Limits: Within the development limits of Doncaster (within a Protected Open Space)
- Heritage Assets: Not within a Conservation Area and there are no listed buildings on or next to the site.
- Flood Zone: Within Flood Zone 1
- Public rights of Way (PROWs): There are no PROWs on or next to the site.

4.0 Relevant Planning History

4.1 There have been no previous planning applications submitted within the site.

5.0 Site Allocation

5.1 The site is identified within the Local Plan as Protected Open Space.

5.2 National Planning Policy Framework (NPPF 2021)

5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:

5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.

5.6 Paragraphs 55 and 56 state that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5.7 Paragraph 99 sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

5.8 Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.9 Paragraph 130 states planning decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and optimise the potential of the site.

Local Plan

5.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.11 The development plan for Doncaster includes the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.12 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure
- 5.13 Policy 26 sets out that proposals will be supported which contribute toward green infrastructure and have regard to the latest Council Green Infrastructure audits and strategies.
- 5.14 Policy 27 sets out that the Council will protect open spaces which provide important opportunities for formal and informal recreation as well as those which provide a social, cultural and ecological role. Development on open spaces will only be acceptable which accord to the following principles:
- A) Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where:
1. there is no loss of open space such as playing fields or sports pitches;
 2. visual amenity is retained and enhanced; and
 3. the environmental and ecological value is retained and enhanced.

Other material planning considerations and guidance

- 5.15 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan.
- 5.16 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.17 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (2019)
 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990)
- 5.18 Other Council initiatives include:
- Doncaster Green Infrastructure Strategy 2014 – 2028
 - Doncaster Masterplan
 - Doncaster Delivering Together

5.19 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future
8. Promoting the borough and its cultural, sporting and heritage opportunities

5.20 The proposal responds positively to key priorities 1, 2, 3, 4, 5, 6 and 8.

6.0 Representations

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification.

6.2 1 representation has been received raising the following concerns:

- Loss of the park area
- Re-use of other buildings should be considered instead
- Traffic concerns as the site is near to a school

7.0 Relevant Consultations

7.1 **Assets** - No objections

7.2 **Contaminated Land** - Conditions are recommended.

7.3 **Yorkshire Water** – No objections subject to conditions. The public sewer is unlikely to be affected by building proposals and given the site lies within Source Protection Zone (SPZ) 3 for the nearby Sherwood Sandstone aquifer a Construction Environmental Management Plan (CEMP) is required to ensure works are carried out appropriately.

7.4 **South Yorkshire Police** - No objections

7.5 **Internal Drainage** –No objection following further details subject to conditions and informatives.

7.6 **Policy** – Initially requested more information regarding the consultation process that has been undertaken. No objection following the receipt of this information.

- 7.7 **Tree Officer** – Initially requested more information relating to the root protection areas of trees next to and within the site. No objection following the receipt of this information subject to a condition.
- 7.8 **Ecology** – No objections or conditions
- 7.9 **Waste and Recycling** – No concerns
- 7.10 **Highways** – No objections following the receipt of clarifications and an amended plan within which the footpath was widened and an annotation relating to the crossing point was removed. A condition is recommended to secure a Construction and Traffic Management Plan.
- 7.11 No responses have been received from Environmental Health, National Grid, Doncaster East Internal Drainage Board or local councillors.

8.0 Assessment

8.1 The proposal seeks permission for the erection of a youth services modular building and associated landscaping on land at Parkway South, Wheatley. In considering the proposal the main material planning considerations are outlined below:

- Principle of Development
- Design and Visual Impact
- Trees and Landscaping
- Highways

8.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

Principle of Development

8.1 The site comprises an area that is designated as Protected Open Space. Policy 27 of the Local Plan affords protection to designated open spaces and generally resists new forms of development within open spaces. There are however certain circumstances under which development can be deemed to be appropriate, including the following:

Part A)

Within the open space policy areas, as defined on the Policies Map, proposals for the creation and enhancement of sports and recreation facilities will be supported, where:

1. *there is no loss of open space such as playing fields or sports pitches;*
2. *visual amenity is retained and enhanced; and*
3. *the environmental and ecological value is retained and enhanced.*

Part D)

Proposals involving the loss of open space policy areas, recreational buildings and non-designated open space, such as playing fields, will only be supported:

1. *in accordance with national policy, and*
2. *where community support can be demonstrated through public consultation.*

8.2 The proposed modular building is of a relatively small scale, comprising approximately 210sqm. It is proposed to be located to the west of the existing basketball court and landscaping is proposed to help the new built form of development respond to its surroundings. The proposal will however result in the loss of some of the designated open space and as such it is necessary to consider the proposals against the above referenced criteria.

8.3 In terms of part A) of policy 27, the proposals have been assessed as follows:

1. *Loss of open space* - The land where the building is proposed currently comprises amenity grassland and is not used as a playing field or as a sports pitch. There will be some loss of the open space, however, the proposed modular building will function as a youth hub and therefore as a community facility. The purpose of the building is to provide a space for local children to visit and enjoy and will therefore potentially enhance the use of the open space. The supporting text of Policy 27 sets out at paragraph 10.15 that appropriate development on an open space might include a new play area, sports pavilion or changing rooms. The building is therefore considered to be within the spirit of development that is permitted on open spaces under policy 27.

2. *Visual Amenity* - The design of the modular building has been carefully considered and landscaping is proposed around the building to help integrate the new built structure into its surroundings.

3. *Environmental and Ecological Value* – The site currently comprises an area of amenity grass land. The mature trees within the site will be retained and protected. The council's ecology officer has also raised no objections to the loss of the small area of amenity grassland from an ecological perspective.

8.3 It is therefore considered that the requirements of Part A) of policy 27 are met by the proposals.

8.4 In terms of part D) of policy 27, the proposals have been assessed as follows:

1. *National Policy* – Paragraph 99 of the NPPF is considered to be most relevant in this case as it sets out the circumstances under which the loss of open space can be allowed. Paragraph 99 sets out that the loss of

open space should not be permitted unless at least one of the following applies:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

In this case, part a) is not considered to apply as the open space has not been deemed to be surplus to requirements. However, parts b) and c) are considered to be relevant. The proposed modular building will function as a youth hub, the purpose of which is to encourage the use of the site by the local community. The benefits of the proposed building in terms of its contribution to place making and as a community asset are therefore considered to outweigh the loss of some of the amenity grassland within the wider site. The proposals are therefore considered to accord with national policy, specifically paragraph 99 of the NPPF.

2. Community Support – The submission is accompanied by details of the pre-application consultation that has taken place with the local community and ward members. To summarise the following engagement has been undertaken:

- A briefing document was sent to elected members and key stakeholders;
- A consultation leaflet was issued electronically via social media.
- A consultation leaflet issued to 2,500 nearby residential properties;
- An Information Notice was published and circulated to the Families team along with a message from our Mayor about the potential of having a Youth Hub in Wheatley on Doncaster City Council Twitter account; and,
- Two ‘in-person’ consultation events were held for all stakeholders on Tuesday 29th November and Thursday 9th December 2022.

It is considered that a sufficient amount of community engagement has taken place prior to the submission of the proposals. According to the summaries of the consultation responses received, there appears to have been general support for the proposals. For example, in response to Question 5 ‘Would you support the loss of part of the open space at Beckett Road for the development of a new Youth Hub?’, of the 22 responses received, 81.8% responded ‘yes’. Some concerns were raised regarding the potential for increasing anti-social behaviour and whether alternative sites had been considered. However there generally appears to have been support for the proposals.

Of the 59 properties consulted on the current application and in response to the five site notices displayed, only one objection has been received.

It is therefore considered that overall there is community support for the proposals and that this has been demonstrated within the submission.

- 8.5 The council's policy team have also reviewed the submission and have confirmed that the requirements of policy 27 have been met through the submission and that the principle of development can be supported in this instance. It is therefore considered that the proposals accord with the requirements of Part D) of Policy 27.
- 8.6 Therefore although the proposal would result in the loss of some of the open space, the benefits of providing a youth hub and enhanced landscaping around the building are considered to weigh in favour of the proposal. It is considered that the proposal accord with Parts A) and D) of policy 27 and therefore the principle of development is acceptable.

Design and Visual Impact

- 8.7 The NPPF sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. In this case, the Local Plan expands upon the fundamental principles of good design to define what is expected for well-designed places in Doncaster.
- 8.8 Policies 42 and 46 of the Local Plan require that all proposals in Doncaster must be of high quality design that respects the character of the area in regard to a number of principles of good design.
- 8.9 The proposed modular building comprises approximately 210sqm. The building measures 25.5m in length and 8.2m in width. The building features a distinct roof form, the height of which ranges from 5.5m to 3.8m. Solar panels are proposed on the roof, and the roof form helps to screen the panels.
- 8.10 The building is proposed to be located to the west of the existing basketball court and landscaping is proposed around the building to help blend the new built form of development into its surroundings. New planting and surface materials are proposed to encourage the enjoyment and use of the space next to the building. A new pathway will also be installed to provide access to the building. The exact landscaping details will be secured by condition.
- 8.11 The design of the building is driven by functional needs and the desire to achieve a sustainable and low carbon form of development. The building is proposed to be clad in perforated aluminium set at an angled profile. Perforated aluminium sheets will also feature on the elevations. There are minimal openings on each facade for daylighting and security. The minimal amount of glazed openings seeks to reduce overheating in the summer whilst also providing as much light during winter along with minimal opportunities for vandalism.
- 8.12 The design and visual impact of the building is considered to be acceptable. The development is therefore considered to accord with policies 42 and 46.

Trees and Landscaping

- 8.13 Policy 32 seeks to protect trees and Policy 48 seeks to ensure new landscaping is secured within developments. Landscaping is a key component of sustainable development that helps to tackle climate change.
- 8.14 Clarification was initially sought from the council's tree officer regarding the proposed landscaping and the potential impact on the root protection areas (RPAs) of trees near to the proposed building. Further information has since been provided and it has been clarified that the RPAs will not be impacted by the proposed development. It has been agreed that further landscaping details will be secured by planning condition.
- 8.15 Mature trees around the site will be retained and additional planting and landscaping will be provided as part of the proposals. This is considered to be acceptable and to accord with the aims of Policies 32 and 48.

Highways

- 8.16 Policy 13 of the Local Plan sets out that proposals will be supported which make an overall contribution to the improvement of travel choice and the transport network.
- 8.17 Importantly the NPPF makes clear at Paragraph 111 that:
- “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 8.18 The council's Highways officer initially requested clarifications and some very minor amendments to the layout. These clarifications have been provided and the Landscape Masterplan has been updated to include a widened footpath, to remove an annotation relating to a crossing point and to clarify that the disused telegraph pole within the footpath will be removed. Highways have confirmed they have no objections but have recommended that a Construction and Traffic Management Plan is secured via condition. It is also considered that construction activities will be less disruptive than typical building schemes given that the building is modular, and will mostly be constructed off site.
- 8.19 The council's Youth Services team intend this to be a neighbourhood-based provision, complementing their centralised provision, encouraging youth from the immediate locality to use the site. Walking and cycling to the site will be encouraged, thereby minimising the need for parking. Users can be dropped off at the site from Parkway South. The site is intended to be used from 4pm to 8pm (and 8:30pm in the summer months). The council will have staff on site who will ensure that the space is maintained and cleaned. The young people who will be using the site will typically be aged between 8 to 15 years old but the site will accommodate different users from different age groups. As such, there should be minimal cases where users would need the use of private cars to attend the facility. Members of the Youth Services Team will supervise activities. The Council will manage their employees' work-related car parking, which could include the adjacent library site.
- 8.20 It is felt that the proposal would not cause any highway safety harm or severe detriment to the highway network.

9.0 PLANNING BALANCE & CONCLUSION

9.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on an established site within the existing boundary of the prison and there is substantial landscaping. This weighs considerably in favour of the application. The proposals can be achieved that would be reflective of the character of the site and safeguard the countryside amenity and neighbouring properties and this weighs significantly in favour of the application.

10.0 RECOMMENDATION

10.1 **GRANT PLANNING PERMISSION subject to conditions:**

CONDITIONS

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

- Location Plan (P_(L)001 Rev A)
- Level G Proposed (P_(L)110 Rev B)
- North and South Elevation Proposed (P_(L)140 Rev A)
- East and West Elevation Proposed (P_(L)141 Rev A)
- Landscape Masterplan Plan (YIF_Doncaster_003) (received 15 February 2023)

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. No building or other obstruction including landscape features shall be located over or within 4 (four) metres either side of the centre line of the public sewer i.e. a protected strip width of 8 (eight) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

REASON:

In order to allow sufficient access for maintenance and repair work at all times

04. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

REASON

In the interest of satisfactory and sustainable drainage

05. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker .

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal

06. There shall be no construction of new buildings on site prior to the completion of a Construction Environmental Management Plan (CEMP) which shall be submitted to and approved in writing by the Local Planning Authority to understand the impact of planning permission to the nearby Sherwood Sandstone aquifer. The CEMP as approved must be implemented in full prior to construction of the new building.

REASON

To ensure that the development can be properly drained, and that pollution to the public water supply and the surrounding environment is mitigated

07. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA).

- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site

investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

08.

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for

contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment, in accordance with the National Planning Policy Framework and Doncaster's Local Plan Policy 54 & 55.

09. The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operational prior to the occupation of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

10. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with previously submitted and approved details. The sustainable drainage scheme shall be designed, managed and maintained in accordance with the Non-statutory technical standards and local standards

REASON

To comply with current planning legislation - National Planning Policy Framework.

11. There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

12. Prior to the commencement of the development hereby granted a scheme for the protection of the root protection areas of all trees shown for retention on the approved plan that complies with clause 6.2 of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details

and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site.. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON

To ensure that all trees are protected from damage during construction in accordance with Local Plan Policy 32.

13. No construction works shall take place until full details of offsite highway works have been submitted to and approved in writing by the Local Planning Authority within a Construction Traffic Management Plan. The development shall be carried out in accordance with the agreed details and cover the following points, expanded on as required:

- Construction Period
- Site Compound location
- Parking of vehicles of site operatives and visitors
- Volumes and types of construction vehicles and where loading and unloading of plant and materials is to take place
- Identification of delivery routes, agreed access point and timing of deliveries
- Contractors method for controlling construction traffic and adherence to routes
- Temporary signage
- Wheel Wash facilities
- Measures to control noise and the emission of dust and dirt during construction

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety

14. The hours of opening shall be limited to:

Mondays to Saturdays inclusive 0900 hours to 2030 hours
Sundays 1600 hours to 2000 hours
and not at all on Sundays or Bank Holidays.

REASON

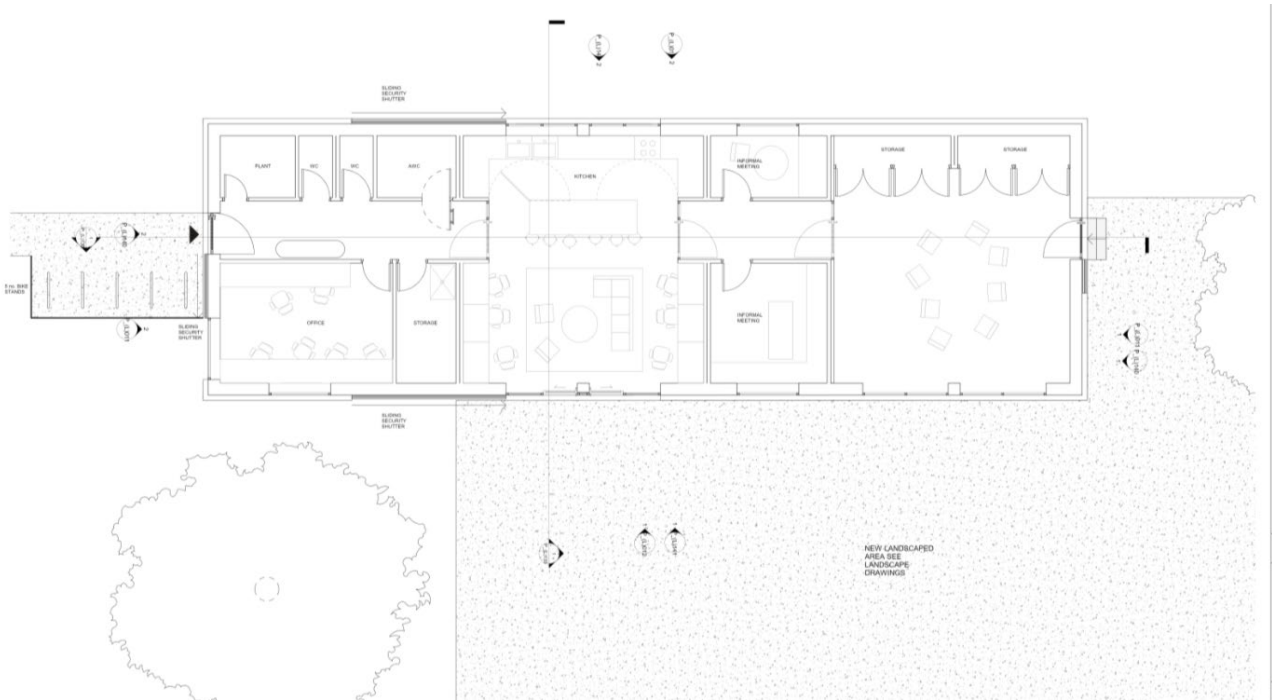
To ensure that the development does not prejudice the local amenity.

INFORMATIVES

1. In relation to conditions 9 & 10, the Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

Appendix 1

Site Plan



Elevation



1
P_02141 Elevation East



Artist Impression

