

<b>Application Number:</b>	2013/0141	<b>Application Type:</b>	Full
<b>Proposal:</b>	Erection of 20 affordable housing units and associated roads	<b>Location:</b>	Land to south side of Bacup Leisure Centre, Burnley Road, Bacup
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	23 July 2013
<b>Applicant:</b>	Greenvale Homes	<b>Determination Expiry Date:</b>	31 July 2013
<b>Agent:</b>	Hurd Rolland Partnership		

<b>Contact Officer:</b>	Neil Birtles	<b>Telephone:</b>	01706-238645
<b>Email:</b>	planning@rossendalebc.gov.uk		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	<b>YES</b>
<b>Other (please state):</b>	<b>Departure / Major / Council Land</b>

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That Committee grant Permission subject to a Legal Agreement to secure payment of Contributions and the Conditions set out in Section 10.

## **2. SITE**

This application relates to a broadly rectangular site, of approx 0.5ha in area, which is located to the west side of Burnley Road (A681). The site has a 54m wide frontage to Burnley Road and a depth of approximately 80m. It is grassed, with several mature trees - most notably there are 3 clumps of trees (one around the gas installation towards the south-eastern corner of the site, one midway along the southern boundary and the other near the north-western corner. From the level of the main road the site rises by approximately 8.5m to a belt of trees which straddles the rear boundary.

To the north side of the site is the Bacup Hub, a flat-roofed 1-storey building (formerly Bacup Leisure Centre), which is at the level of the main road, the land to its rear rising steeply to a car park. To the south side the properties more obviously step up the slope, the gable of the hot food takeaway at 78 Burnley Road, the blank gables of 3 & 10 St John Street and the rear elevation of Albert Terrace houses facing towards it; these 2-storey properties are of traditional design and stone/slate construction. To the opposite side of the main road the flats on Laurel Close have outlook towards the application site but are well setback (behind the culverted River Irwell); these 2-storey properties are of red brick and tile construction, although the properties to the south (including the Scout hall) are of stone.

The application site is within the Urban Boundary of Bacup, except for a 11m-14m wide strip of land adjacent to the rear boundary, which slopes more steeply up and is in part occupied by trees. This strip of land and the land to its rear lie within Countryside as presently designated; as part of the Urban Boundary review consideration is being given to movement of the Urban Boundary here as it does not reflect any feature visible on the ground) remove this strip of land from the (Countryside and also move it from the east side to the west side of the car park to the rear of Bacup Hub.

The Bacup Town Centre Conservation Area presently extends up Burnley Road as far as Ash Street (ie 100m short of the application site). However, the Character Appraisal & Management Plan adopted by the Council in December 2011 propose an extension of the Conservation Area (when resources allow) up to the southern boundary of the site.

## **3. RELEVANT PLANNING HISTORY**

None

## **4. PROPOSAL**

Permission is sought to erect upon the site 20 2-storey houses, all of which are to be provided as Affordable Housing.

It is intended that half the house be 2-bed and the others 3-bed, arranged in three rows having a north-south axis. That row of properties nearest to Burnley Road will have their front elevations facing towards the main road, but a new access road to be formed midway along the site frontage is to give access to parking to their rear and to the other houses.

It is intended that the proposed houses be constructed of buff brick with roof tiles of slate appearance. To accord with comments received from LCC Highways the layout and intended levels intended have been amended to ensure that each of the dwellings will have 2 parking spaces and none of the roads/footways will exceed a gradient of 1/12. To attain the proposed levels towards the rear of the site will require excavation and construction of a retaining wall to the rear of 7 of the proposed houses varying between 0.7m and 2.4m in height. To avoid other

properties having steeply sloping rear gardens other retaining walls are proposed in and bounding their rear gardens.

A handful of trees towards the rear boundary will be removed, together with that clump of trees towards the north-western corner and most of the trees within that clump around the gas installation towards the south-eastern corner of the site; trees in the clump adjacent to 3 St John Street will be retained if the need to replace the culverted watercourse running near the southern boundary of the site can be avoided.

The Agent has offered a contribution of £27,320 towards Open Space/Play Provision (ie £1,366 per unit) but for viability reasons the scheme is not able to support any other contributions, due to the amount of social housing grant available from the Homes & Community Agency, implications of achieving its Design Quality Standards and abnormal costs in developing the site, including remediation requirements.

The Application is accompanied also by :

- A Design & Access Statement - it states that whilst the site is informally used for dog-walking, and occasionally by local groups, it is not dedicated as public open space; the proposal will go some way towards meeting the need for rented social housing which exists in the area; the proposed houses will accord with the criteria for Lifetime Homes / Building for Life (silver) / Code for Sustainable Homes (level 3) / Secured by Design; they will provide an active frontage along Burnley Road and being orientated on the site to be east/west facing optimises daylight within garden areas; use of buff brick and concrete roof tiles is considered appropriate given the contrast between the adjacent stone-built houses and red brick houses on the opposite side of the main road; boundary treatments have had regard to the need for acoustic protection of occupiers of the proposed houses from noise/disturbance from Bacup Hub/Leisure Centre, which holds a 24-hour license; and existing trees have been retained where possible, particularly adjacent to 3 St John St and the gas governor.
- A Flood Risk Assessment - it indicates the site is predominantly within Flood Zone 1 (where the risk of flooding is low) but, by reason of the eastern boundary of the site being within Flood Zone 3 (due to the nearby River Irwell), makes recommendations to mitigate against flood risk, including a suitable pedestrian route of escape westwards. It further advises that the surface-water drainage scheme should ensure a rate of run-off from the site that remains no more than 'greenfield' and the culverted watercourse towards the southern boundary of the site is inspected and, if necessary, repaired/replaced, in order that it can take surface-water from field drains installed towards the western boundary.
- A Ground Condition Report - the desktop study indicates the site to have formerly been occupied by a textile mill and material from its demolition remains beneath the grass; the Leisure Hall stands on part of the mill site. If this site is to be redeveloped for residential purposes there is a need first for intrusive investigations to establish more clearly the need for remediation/measures to guard against landfill gas and inform foundation design.
- An Ecology Report - it indicates the site is not statutorily protected by reason of its habitats or species and there are none nearby that will be adversely affected; the broadleaved woodland near and beyond the western boundary of the site is used by nesting birds and grey squirrels and possibly bat-foraging, but no evidence of bat

roosts and has little under-storey planting; and recommends removal of Japanese knotweed, avoidance of disturbance to nesting birds and measures for the retention & enhancement of the woodland.

- A Report upon a Community Consultation - entailing 2 exhibitions/drop-in sessions at which questions were raised regarding : previous use of the site and contamination; existing use of the site; scale of the proposed development and tenure/allocation policy; boundary treatments; access/parking provision; surface water run-off; adequacy of school capacity; loss of late night entertainment license at Bacup Hub.

## 5. **POLICY CONTEXT**

### **National**

#### **National Planning Policy Framework (2012)**

Section 1	Building a Strong Competitive Economy
Section 4	Promoting Sustainable Transport
Section 6	Delivering a Wide Choice of High Quality Homes
Section 7	Requiring Good Design
Section 8	Promoting Healthy Communities
Section 10	Meeting the Challenges of Climate Change, Flooding, etc
Section 11	Conserving and Enhancing the Natural Environment
Section 12	Conserving and Enhancing the Historic Environment

### **Development Plan Policies**

#### **Rossendale Core Strategy DPD (2011)**

AVP 2	Bacup, Stacksteads, Britannia & Weir
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable & Supported Housing
Policy 8	Transport
Policy 9	Accessibility
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

### **Other Material Planning Considerations**

LCC Planning Obligations in Lancashire (2008)

RBC Open Space & Play Equipment Contributions SPD (2008)

## 6. **CONSULTATION RESPONSES**

### **RBC (Environmental Health)**

No objection in principle.

Have concerns that there is no mention of noise arising from traffic on Burnley Road which could affect plots 1 to 6 and people and traffic noise from patrons using the adjacent 'Bacup Hub' which has the potential to affect the amenity of the occupiers of plots 1, 13 and 20. Want to see a noise survey/assessment undertaken with details of appropriate acoustic

glazing and boundary treatment required to protect the amenity of the potential occupiers of those properties.

Recommend also conditions regulating hours of construction and remediation.

### **United Utilities**

No objection subject to conditions to ensure :

- No surface water from the development discharges directly or indirectly to the combined sewer network.
- Surface water discharges to the nearby 300mm diameter surface-water sewer located in Burnley Road at a rate not exceeding 40 litres per second.
- Only foul drainage is connected into the foul drainage sewer.
- The applicant undertakes a complete soil survey and this is used to properly design the drainage scheme.

### **Environment Agency**

No objection in principle to the proposed development.

### **Flood Risk**

Given that the site area is below 1 hectare and the site is partly within Flood Zone 2, our Flood Risk Standing Advice (FRSA) provides guidance on what would represent an acceptable

The risk of flooding from the River Irwell is identified as low within the submitted FRA, but it also identifies a risk of flooding from a culverted ordinary watercourse through the site. The FRA makes reference to the provision of a 3 metre wide buffer around the culvert for future maintenance and/or repair and it would also provide a flood flow route in the event of a blockage. Having reviewed the proposed site layout, it is not clear that it provides the 3 metre buffer around the watercourse advocated in the FRA. You may wish to seek the advice of your drainage team in relation to this issue.

The proposed drainage arrangements would appear to include 3 new outfalls to the culverted ordinary watercourse. The Environment Agency have no responsibility for consenting works that affect the flow of ordinary watercourses as this has been transferred to Lancashire County Council as the Lead Local Flood Authority. Again, you may wish seek the advice of your drainage team in relation to the proposed drainage arrangements.

### **Biodiversity**

The proposed development site contains the invasive species Japanese knotweed. Accordingly, the following Condition is recommended :

*Prior to the commencement of development a detailed method statement for the removal or the long-term management / control of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.*

Based on current scheme, the proposal will require the removal of some well established trees and a loss of greenspace. We would recommend that the adjoining woodland plantation directly

to west of site is protected and preferably enhanced, with advice and guidance from Woodland Trust or Lancashire Wildlife Trust.

### **RBC (Drainage)**

The latest Layout Plan proposes that the new length of culvert which is to replace the existing culvert towards the southern boundary of the site is to run within a 3m buffer. Accordingly, it is satisfied the submission provides a suitable basis on which planning permission can be granted, subject to a Condition requiring submission and approval by the Council of full details of the drainage scheme to be provided prior to the commencement of development.

### **LCC (Highways)**

Objected to original scheme as road & footway gradients unacceptable

On basis of amended drawing have said verbally now No Objection.  
Written response awaited.

Anticipate it will request :

- provision of the roads to accord with LCC standards & specs for adoption and for parking spaces with a hard/permeable surface
- details of siting for construction compound & provision of wheel washing facility
- a contribution of £1,500 for a Traffic Regulation Order on Burnley Road at the junction of the new access road, to ensure adequate sightlines are maintained. If there is need to move a street lighting column on Burnley Road the cost of this would need to be borne by the applicant.

### **National Grid Electricity**

No objection, but advises that it has apparatus in the vicinity of the site which may be affected.

## **7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order a press notice was published on 3/5/13, 3 site notices were posted on 1/5/13 and 39 letters were sent to neighbours on 01/5/13, and a further round of publicity/neighbour notification undertaken upon receipt of an amended Layout Plan.

Variations of the same objection letter has been received from 16 local residents, making the following points :

- The proposal will impact adversely on wildlife - birds, squirrels, dragonflies and bats are some of the species that make use of the land.
- The proposal will impact adversely on the people of Bacup - the land is used by dog walkers, families and local groups including the scouts.
- There will not be a safe place for children to play football and other games.
- Just down the road is an old mill is falling apart and would be much better for affordable housing.

- The Developer does not care how the proposal impacts on the town, its history, appearance, people or local wildlife.

A further resident objects on the grounds that :

- The land was considered some time ago for construction of a swimming pool but not proceeded with as some of the land was previously a mill lodge.
- The development will be too close to Bacup Hub - noise from this venue will cause problems for residents late at night.
- New houses will be adjacent to a takeaway on Burnley Road that omits a constant smell.
- The geography of the site means it only gets natural light from the sun in the mornings.
- It will increase traffic on Burnley Road, which is already very busy and crumbling under the weight of traffic.
- This development will remove the only piece of free play space in the area, which will drive children onto the roads to play.
- Would favour demolition of old terraced houses nearby and redevelopment of that land to this proposal.

The operator of Bacup Hub has objected to the proposal on the basis that :

- It will result in houses being nearer to their premises than is presently the case and future residents may have cause for complaint about use of the smoking area at the side of their building and their events, and challenge the 24-hour license they hold.
- Construction works will adversely affect their income as the premises will be less attractive as a venue for weddings, parties, etc.
- Loss of the on-street parking fronting the site.
- There are enough empty houses in the area in which to re-house people.
- It would make more sense to retain this greenspace in whole or in part.

2nd Rossendale Scout Group advises that :

- It provides opportunities to 160 young people each week, its activities making use of the green space the application relates to , as do other local children.
- Increased traffic /on-street parking resulting from the proposal will pose a significant risk to children crossing the main road to access their premises.
- Bacup has a very low police presence in the town centre and it asks what additional measures will be put in place to counter anti-social behaviour/damage to property.

## 8. **ASSESSMENT**

The main considerations of the application are :

- 1) Principle; 2) Housing Policy; 3) Visual Amenity; 4) Neighbour Amenity;  
5) Access/Parking; 6) Contamination/Drainage; & 7) Planning Contributions.

### Principle

The site is, for the most part, within the Urban Boundary of Bacup and is in a sustainable location, being relatively near to its town centre and bus services.

An 11m-14m wide strip of land adjacent to the rear boundary is presently designated as Countryside. As originally submitted the Layout of the site would have resulted in removal of all trees within this strip of land (and loss/harm to others beyond the boundary), reduction in levels/construction of retaining wall up to the site boundary in order to provide 7 of the proposed houses with rear gardens. However, an amended Layout has been received that

means rear gardens of the proposed gardens will not now push back so far. Consequently, the reduction in levels/construction of retaining walls, and tree loss, will not be so great.

Thus, whilst it remains the case that the application site continues to include a strip of land that is designated as Countryside, the works proposed within the Countryside as presently designated are now very limited. Furthermore, the existing Urban Boundary does not reflect any feature on the ground and for this reason is being considered for change as part of the Borough-wide review of Urban Boundaries currently being undertaken by the forward Planning Team.

Whilst objectors have commented on the loss of this greenspace, it is not designated as a Public Open Space/Play Space.

Accordingly, it is not considered that there is reason to refuse the application due to the extent of works/extent to which gardens will be within the Countryside.

#### Housing Policy

The Council's Core Strategy states that housing development within the Urban Boundary is not inappropriate and Bacup is identified as a settlement in the Borough to have a significant number of additional houses to meet the Council's Housing Requirement for the period 2011-2026.

The Core Strategy also expresses a preference for use of brownfield sites, rather than greenfield sites; the target is for 65% of the overall amount of new dwellings to be on previously developed land. Although this site was previously occupied by substantial mill buildings, they have long since been removed and the site top-soiled and seeded with grass. This being the case, the site cannot be said to be 'brownfield'. Nevertheless, it has not been afforded the protection of designation as Public Open Space/Play Space and is in a sustainable location. Furthermore, National and Core Strategy policies are supportive of schemes where 100% of the proposed units are to be provided as Affordable Housing.

Accordingly, residential development of the site is considered appropriate.

#### Visual Amenity

Erection of 2-storey houses on the site, at the density proposed, is considered appropriate having regard to the scale and form of surrounding buildings. Likewise, the intended Layout is generally considered appropriate; whilst the Council's spacing standard is not fully met in terms of the relationship between certain of the new units with each other this will not unduly detract from the appearance of the development and the fronts of houses will face towards the main road.

Having regard to the mix of facing materials with which neighbouring buildings are constructed, the use of brick / grey tile to construct the proposed houses is considered appropriate (even if the Bacup Town Centre Conservation Area extension is progressed). Whilst a number of trees within the site are to be removed, the latest Layout will not result in loss/harm to trees necessary to retain the integrity of the area of woodland rising up the bank towards/beyond the western boundary of the site.

#### Neighbour Amenity

Separation distances between the proposed houses and all houses neighbouring the site are acceptable. Whilst the applicant has indicated they will endeavour to keep existing trees near 3 St John Street that serve as something of a screen, it is not critical that they do so and whether it is possible to retain them will depend on whether the existing culverted



watercourse running near the southern boundary of the site can be retained or needs replacement.

My main concern is that the Applicants wish for all the properties to be served by adopted roads (when some could be served by private drives) results in a somewhat car dominated internal layout. As a consequence of the additional tarmaced areas taken up by roads/turning-heads, though the development is compliant with spacing standards in relation to neighbouring houses, garden sizes of some of the proposed houses are compromised. So too are window-to-window distances between some of the proposed houses - front elevations of the two rows of houses towards the rear of the site are 17m apart, rather than 20m. Nevertheless, this spacing far exceeds that existing between the terraced houses to the south of the site.

The Council's Environmental Health Team has expressed concern that occupiers of units adjacent to Burnley Road / Bacup Hub may require additional protection from noise/disturbance. The Agent has indicated that windows fronting Burnley Road can be fitted with acoustic glazing if so required and has submitted an indicative scheme for boundary treatment to show how properties on the party-boundary with Bacup Hub can be suitably protected without compromising visibility of drivers of vehicles on Burnley Road & exiting the vehicular access to Bacup Hub.

#### Access / Parking

The Highway Authority is satisfied that the local highway network can accommodate the additional traffic the development will generate and with the intended road layout/levels and parking provision, subject to a Traffic Regulation Order to ensure parking on Burnley Road does not interfere with driver visibility/free-flow of traffic.

#### Contamination / Drainage

Officers concur with the recommendations of the submitted Ground Condition Report that further investigations are required in order to determine the remediation measures/foundation design required. Likewise, your Officers are satisfied on the basis of the submitted Flood Risk Assessment that satisfactory drainage systems and measures for protection against risk can be incorporated in the scheme. Conditions are recommended to ensure submission of the appropriate details and their implementation.

#### Planning Contributions

The Applicant has agreed to pay in full the sum necessary to accord with the Council's Open Space & Play Equipment Contributions SPD (£27,320). This sum will be expended on the enhancement of recreational areas/play spaces (and access thereto) to meet the needs of residents of the proposed houses and, hopefully, also address concerns of objectors about loss of the existing greenspace.

The only other contribution which has been sought is the sum requested by LCC Highways of £1,500 for a Traffic Regulation Order.

## **9. SUMMARY REASON FOR APPROVAL**

The proposed development will for the most part occupy land within the Urban Boundary of Bacup and that small part of the site which lies within Countryside is not to be developed in a manner that will cause significant harm to the essentially open and rural character of the adjacent Countryside. Furthermore, the proposed development is in a sustainable location and all of the proposed dwellings are to be for Affordable Housing and development of the site in

the manner proposed will not unduly detract from visual or neighbour amenity, public health or highway safety.

## **10. RECOMMENDATION**

That Committee grant Permission subject to :

- a) A Legal Agreement to secure payment of Contributions of £1,500 to cover the cost of a Traffic Regulation Order and £27,320 to accord with the Council's Open Space & Play Equipment Contributions SPD; &
- b) The Conditions set out below.

### **Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. The development shall be carried out in accordance with the amended Proposed Site Plan Drwg No L(01)10 rev H, unless otherwise required by the condition below or first agreed in writing by the Local Planning Authority.  
Reason: For the avoidance of doubt and to accord with Policies 1 and 23 of the Council's adopted Core Strategy DPD (2011).
3. Prior to commencement of development the following shall be submitted to the Local Planning Authority:
  - a) A Contaminated Land Phase II Report to assess the actual/potential contamination risks at the site for approval by the Local Planning Authority.
  - b) Should the approved Phase II Report indicate that remediation is necessary then a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.
  - c) The remediation scheme in the approved Remediation Statement shall then be carried out and a Site Completion Report detailing the action taken at each stage of the works (including validation works) shall be submitted to and approved in writing by the Local planning Authority prior to first occupation of any part of the development hereby approved.  
Reason: To ensure development of the site proceeds in a safe and satisfactory form, having regard to the findings of the submitted Contaminated Land Phase I Report, to accord with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).
4. Prior to the commencement of development a detailed method statement for the removal or the long-term management / control of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.  
Reason : To ensure the development does not contribute to the further spread of Japanese knotweed, to accord with Environment Agency advice and Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

5. Prior to commencement of development full details of a scheme for the mitigation of risk from flooding and for the provision for a surface-water drainage (with foul water to drain to a separate system) shall be submitted to the Local Planning Authority. Development shall not commence until the details have been approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.  
Reason: To reduce the danger from flooding, and to accord with the submitted Flood Risk Assessment, the advice of the Environment Agency/United Utilities, and Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).
  
6. Prior to commencement of development full details of the measures to be taken in respect of the buildings to ensure residents of them do not experience unacceptable noise and disturbance from traffic on Burnley Road and activity associated with Bacup Hub shall be submitted to the Local Planning Authority. Development shall not commence until details of the measures to be taken have been approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.  
Reason: In the interests of resident amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD.
  
7. No development shall take place until samples of the facing materials to be used in the construction of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.  
Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).
  
8. Prior to commencement of development a scheme of landscaping and boundary treatment shall be submitted to the Local Planning Authority to include details of : retaining walls/boundary walls/fences/gates/hard-surfaced external areas; measures for the protection of trees to be retained; trees to be retained and proposed planting. Any retaining walls/boundary walls/fences/gates/hard-surfaced external areas forming part of the approved scheme shall be completed prior to first occupation of the dwelling they relate to/are nearest. Any measures for the protection of trees to be retained forming part of the approved scheme shall be complied with for the duration of ground works / construction works associated with the development hereby approved. Any planting forming part of the approved scheme shall be carried out in the following planting season and any trees or shrubs removed, dying or becoming seriously damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species, unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the development will be of satisfactory appearance, in accordance with Policies 1 and 23 of the Council's Core Strategy DPD (November 2011).
  
9. Prior to first occupation of any of the dwelling units hereby permitted the new access, road and associated footways shall be constructed, drained, surfaced and illuminated in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority.  
Reason : In the interests of pedestrian and highway safety in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.
  
10. Prior to first occupation of any of the dwelling units hereby permitted the proposed parking areas shall be constructed, drained and surfaced in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority. Thereafter these parking areas shall be kept freely available for the parking and manoeuvring of cars at all times.

Reason : In the interests of pedestrian and highway safety in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.

11. Prior to the commencement of development a Site Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Construction Plan shall include details of : the vehicle wheel-cleaning facilities; construction traffic parking; & construction compound location. The approved Site Construction Plan shall be implemented and adhered to throughout the remediation/construction period.

Reason: To protect the amenities of neighbours and in the interests of pedestrian/highway safety, in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.

12. Any ground works / construction works associated with the development hereby approved shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00am and 1:00pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. Any piling for foundations shall be by the shell-and-auger method, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbours, in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.