

Application Number:	2013/0277	Application Type:	Full
Proposal:	Demolition of 2-storey building of 14 bedsits & erection of 3-storey building of 12 flats, with 12-space car park accessed from bus turning circle	Location:	Mytholme House, Burnley Road East, Waterfoot
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	3 September 2013
Applicant:	Green Vale Homes	Determination Expiry Date:	30 September 2013
Agent:	Bernard Taylor Partnership		

Contact Officer:	Rebecca Hilton	Telephone:	01706-238640
Email:	planning@rossendalebc.gov.uk		

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

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 an irregularly-shaped site of approximately 0.15ha in area, near to the centre of Waterfoot. Whilst the site is for the most part owned by Green Vale Homes, approximately 20% of it is owned by Rossendale BC; the Council land presently forms a soft-

landscaped area (with a handful of mature trees within it) that lies within the fenced-off area associated with Mytholme House.

That part of the site belonging to the applicant is occupied by a flat-roofed 2- storey brick built building that contains 14-bedsits which have been vacant since 2006. The building can be accessed by pedestrians from Burnley Road East, but is largely hidden from public view from the main road, and the commercial/residential properties within Victoria Arcade opposite, by mature trees within its own grounds and around an electricity sub-station. The site is bound to the north by Whitewell Brook, trees which flank it screening the site from view from the house beyond. The existing building is most visible from/over the bus turning circle to the south (which is in RBC ownership) and, through trees, from the public car park to the east (also RBC owned). The site presently has no parking of its own, its residents previously reliant on the adjacent public car parking or on-street parking.

The site is within Urban Boundary of Waterfoot, partly within/partly beyond its Primary Shopping Area. Victoria Arcade, which is of three storey height, is a Grade II Listed building. Whilst none of the trees on and in the vicinity of the site have the protection of a Tree Preservation Order they nevertheless form a prominent and attractive feature of the area.

3. RELEVANT PLANNING HISTORY

None.

4. PROPOSAL

Permission is sought to erect upon the site 12 flats, all of which are to be provided as Affordable Housing.

It is intended to erect a 3-storey building, the main portion of which is to have an east-west axis but from which there will be a 3-storey projection on the south side. The proposed building would be constructed of artificial stone with artificial roof slates, its height to eaves to be 8m and its ridge height 11m. The ground floor has a covered arcade, said to reflect the arcade opposite.

Whilst pedestrian accesses to Burnley Road East and the public car park to the east side will remain, the vehicular access to the residents car park would be taken from the bus turning circle. There would be 12 parking spaces, including 1 disability space. There is no space shown for mobility scooters or cycle storage.

The Agent has offered a contribution of £16,392 to towards Open Space/Play Provision (ie £1,366 per unit).

The Application is accompanied also by :

- A Design & Access Statement – it indicates that the vacant bedsits are of poor quality and do not offer adequate space and facilities to accord with the government’s ‘decent homes’ standards. The site currently offers no aesthetic qualities is unsecured, which can encourage anti-social behaviour. The scale and footprint of the overall development has been carefully designed and positioned. Key design issues which have been considered:
 - Relationship to Whitewell Brook
 - Impact upon existing trees to southern boundary
 - A site layout that enhances the urban grain and a building form that responds to the surrounding properties
 - Secure manageable amounts of private outdoor space

- Providing 100% parking within the site
- Crime prevention and protection from vandalism

The internal layout of each unit has been designed to fully satisfy the following government standards :

- Code for sustainable homes (Level 3)
- Standards and quality in development
- Housing Quality Indicators
- Design and quality standards
- Building for life
- Secure by design
- Wheelchair hosing design guide standards

The proposed site layout recognizes the importance of the existing tree structure along the boundaries and has been carefully designed in conjunction with an arboricultural consultant to preserve and protect these trees. Where possible, all existing trees that offer ecological value have been retained. Further planting and landscaping will be provided to promote wildlife and retain its value.

- A Housing Statement - it states that all 12 units are to be provided as affordable rent 1-bedroomed apartments for over 55s.
- A Flood Risk Assessment - it concludes that the site is sufficiently elevated above Whitewell Brook. However, to “climate-change proof” the new building it recommends that it have a floor level 0.2m higher than the existing building.
- A Ground Condition Report (Phase 1 Survey) – although this desk-top study indicates that significant on-site in-ground contamination from past site activities is not anticipated, it recommends intrusive ground investigation is undertaken to identify whether/what remedial requirements are necessary and to enable appropriate foundation design.
- An Ecology Report - it recommends the following to conserve/enhance biodiversity of the site :
 - Retain the woodland and trees on the site wherever possible
 - Compensate for any loss of planting/habitat with native species
 - Carry out an emergence-survey for bats and incorporate mitigation
 - Avoid disturbance to nesting birds and incorporate mitigation
 - Implement a treatment plan to eradicate Japanese Knotweed

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 3	Waterfoot, Lumb, Cowpe and Water
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 (Forward Planning)

National and local policy supports the application proposal in principle. Provision of new housing is a national priority and Policies 2 and 4 of the Council's Core Strategy make clear the importance attached to providing new housing, including affordable housing, within the Borough. The land involved is brownfield, which is promoted by Policy 2, and is immediately adjacent to Waterfoot Local Centre, with its range of shops and services. Locationally, and with respect to the use proposed, this is a sustainable site.

The design/facing materials of the building are adequate but not exceptional. I note that it is built to Code Level 3 which is the minimum necessary to comply with Policy 23 & 24 and does not make use of renewable technologies, eg solar panels.

The bus turning circle is retained, as are all spaces on the adjacent public car park and the adjacent playground. Accordingly, this proposal does not conflict with the Area Vision of the Core Strategy for Waterfoot that seeks to promote it "as a local centre for small businesses and independent shops, incorporating public space provision through a small square or other public focal point".

RBC (Conservation)

No comments. The proposal neither harms or enhances the setting of any listed building or local heritage asset.

RBC (Environmental Health)

No objection subject to two conditions, one requiring a Phase II contaminated land investigation/site remediation and the other regulating construction working hours.

LCC (Highways)

No Objection

There have been a number of discussions between the highway authority and the applicant around this site which have resulted in the proposal submitted.

The proposal sees 12 parking places provided as part of the work, in line with the parking levels set out in its parking standards. A new access to the site will be created from the existing entrance to the bus turning circle that is to be retained. This land is not adopted highway and is owned by Rossendale BC. There are no proposals for the access road to be adopted. This means that responsibility for the future maintenance of the access road, bus turning circle and car parking will remain with the landowners.

The two "No Entry except Buses" signs located at the edge of the adopted highway (Burnley Road East), should be re-sited to the east of the proposed new access to discourage vehicles other than buses from entering the turning circle.

There is currently proposed to be a pedestrian footway running through the site from Burnley Road East to the car park to the east of the site. The proposal is that this route is gated at either end, although there is no indication as to how the gates will be managed. It would be desirable for highway safety if a pedestrian route could be provided on the north side of the bus turning circle that open to all users to discourage people walking through the bus turning circle.

Although the target audience for these units is elderly (over 55) there is no provision, either within the site generally or within the units for either cycle storage or the storage of invalid vehicles.

Given the above, and the extensive discussions that have occurred prior to the application being submitted, it is concluded that the proposal will not impact adversely on the adopted highway network. Accordingly, there is no objection on highway grounds to this application.

LCC (Archaeology)

No objection - no significant archaeological implications.

LCC (Ecology)

The following matters should be addressed before the application is determined:

- It would wish any trees to be affected to have their potential to support bat roosts identified.
- It would wish the further dusk-emergence &/or pre-dawn re-entry surveys of the building recommended in the submitted Bat Building Inspection (Capita Symonds, June 2013) to be undertaken.
- It would wish clarification of whether or not the surveys undertaken found evidence of Badgers on or within 30m of the site.

These matters should be clarified prior to determination of the application in order to assess the need for avoidance, mitigation/compensation measures.

If the Council is minded to approve the application Conditions are recommended to address the following matters:

- Recognised pollution prevention methods shall be adopted to ensure that the adjacent brook and associated waterbodies are adequately protected during construction works. Likewise, that all trees and the woodland (including the ground flora) being retained in or adjacent to the application area will be adequately protected during construction.

- No vegetation clearance works, demolition work or other works that affect nesting birds or bats & their roosts shall take place and replacement bird nesting and bat roost opportunities shall be installed within the re-developed site.
- External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site, the brook, or woodland and trees in the area.
- Plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which occur on the site, including Japanese Knotweed, Rhododendron and Montbretia, shall be eradicated from the site and working methods adopted to prevent their spread.

LCC (Education)

No contributions required in this instance.

Environment Agency

No objection as the proposed building is no closer to the channel of Whitewell Brook than the existing building, subject to Conditions to :

- a) secure implementation of a scheme and long-term management objectives for the site for the protection of wildlife and enhancement of nature conservation value; &
- b) secure removal or the long-term management / control of Japanese Knotweed, Rhododendron & Monbretia on the site. It is also recommended as part of control measures that the non-native garden species resident within the development site, Spanish bluebell and Solomon's seal, also be included within such a control programme, to enhance biodiversity value.

It further advises that under the terms of the Water Resources Act 1991, and the Land Drainage Byelaws, its prior written consent is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of Whitewell Brook which, is a designated a 'main river'.

United Utilities

No objection provided that the following conditions are met: -

This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

In buildings over two storeys it is recommended that the applicant provides water storage of 24 hours capacity to guarantee an adequate and constant supply.

Electricity North West

There are Low Voltage cables in the development site and a Network Substation is adjacent to the site. The applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

Lancashire Contabulary

A crime and incident search of this policing incident location for the last year indicates that there have been reports of criminal activity in the immediate vicinity, including burglary in a building other than a dwelling and criminal damage to vehicles.

The Design and Access Statement indicates on page 15 that this is going to be a 'Secured By Design' Development and that crime prevention and protection from vandalism mechanisms have been incorporated into the scheme. Boundary treatments are supported both in terms of type and height. Enhancing natural surveillance opportunities have been incorporated into the design along with proposals to fit laminated glazing in the ground floor windows and British Standard tested and certificated 7950 units.

In addition to the security points detailed in the Design and Access Statement in order to prevent the opportunity for crime and disorder in the proposed location of the residential development I make the following recommendations:-

1. There are covered walkways detailed on the South, East and West Elevations where flat entrance doorways are located - recessed entrances are not encouraged as they provide an area of concealment for potential offenders, an area where items that could be used in the commission could be hidden and can contribute towards a fear of crime amongst residents. It is recommended that recessed entrances are designed out of the scheme.
2. The main entrance doorset to the apartment block should be fitted with a secure access control arrangement such as a Proximity Access Control Arrangement so as to discourage intrusion by non-residents. The main communal entrance doorset should be tested and certificated to PAS 23/24 standards – doors of enhanced security.
3. Consideration should be given to the installation of a CCTV system to provide formal surveillance of the building. A camera should be located so as to provide a clear head and shoulders shot of all persons entering the building through the main entrance doorset in the lobby area.
4. All individual apartment doorsets should be PAS 23/24 doors of enhanced security so as to provide a second layer of defence should an offender gain unauthorised access into the building. These doorsets should be fitted with a viewer and security chain/bar. It is recommended that they have a thumb turn release on the inside for easier means of escape in an emergency.

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a press notice was published on 12/07/13 and site notices were posted on 15/07/13 and 54 letters were sent to neighbours on 08/07/13.

Two objection letters have been received making the following points :

- The scale, design and facing materials of the proposed building are unsympathetic to the location and detrimental to Victoria Parade (a Listed Building) and other historic stone buildings
- Unsustainable design due to the small size of the proposed flats
- Unnecessary loss of trees and greenspace
- Servicing and Delivery arrangements have not been properly considered

- Insufficient car parking spaces are proposed, making for pressure on existing public car parks
- Only one disable parking bay

Rossendale Civic Trust

The Civic Trust make the following comments:

- Concern with how the development will appear from wider viewpoints including the visibility of the bin store - The proposed development would form the north side of the Town Square where an SPD is due to be produced but is not yet started
- An over-complicated roof shape
- Cheap facing materials
- Concern with the size of the units, particularly for wheelchair users
- Concern with the position of parking spaces, access to them and manoeuvring space
- There is no turning head, and no space for service and delivery vehicles, which causes risk for collisions
- Comment on parking provision and the possibility of use of the public car park
- Ask whether the access will be an adopted highway
- Loss of mature trees
- Opportunity to improve the area by re-development of this site are not being taken

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/Flood Risk; & 7) Planning Contributions.

Principle

The site is within the Urban Boundary of Waterfoot and is in a highly sustainable location, with a proportion of the site being in the town centre and next to the bus turning head and quality routes which run along Burnley Road East and Bacup Road. The site is previously developed and the proposal for residential development on a previously developed, sustainable site in the Urban Boundary is acceptable in principle. Nor does this proposal conflict with the Area Vision of the Core Strategy for Waterfoot that seeks to promote it “as a local centre for small businesses and independent shops, incorporating public space provision through a small square or other public focal point”.

Housing Policy

The Council’s Core Strategy states that housing development within the Urban Boundary is not inappropriate and Waterfoot is identified as a settlement in the Borough to have a additional houses to meet the Council’s Housing Requirement for the period 2011-2026 and would provide 20% of the overall housing combined with other similar sized settlements.

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. This site is currently occupied by ‘Mytholme House’. This being the case, the site is ‘brownfield’ and last in use for residential purposes. 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.

Neighbour Amenity

Separation distances between the proposed units within the site are acceptable and no units provide direct views into habitable room windows of other properties. The old piano factory is an existing building located to the north of the site and opposite Whitewell Brook which has recently had planning approval for conversion to apartments. The habitable room windows in this property would be 15m from habitable room windows in the proposed development at the closest point and 20m at the furthest point. However, due to the trees lining the brook, and considering that Mytholme House which is slightly closer to the piano factory than this, the scheme is considered acceptable.

There are no other residential properties within 20m of the proposed building that would be impacted in terms of light, outlook or privacy. The scheme is considered acceptable in terms of neighbour amenity.

Visual Amenity

The existing building is not a thing of beauty, looking increasingly neglected and of 2-storey, flat-roofed brick construction. Erection of a 3-storey building on the site is considered appropriate having regard to the scale and form of surrounding buildings and mature trees being retained within and around the site. Whilst its design cannot be said to pick-up greatly on the surrounding buildings, I concur with the Council's Conservation Officer that it does not detract from the setting of Victoria Parade (the Listed Building on the opposite side of Burnley Road East) or the area generally.

Concern has been expressed with the design of the building itself in terms of roof shape, and the resulting complex appearance, rather than clean lines which would be more in-keeping and less eye-catching from viewpoints outside the site.

The proposed building is to have a hipped roof and is to be constructed with artificial stone and artificial roof slates. The nearby properties are generally of traditional design and stone/slate construction. It would be preferable for the proposed building to be of these facing materials. However, what is proposed is an improvement on the existing. A condition is recommended to ensure samples of the facing materials are submitted for approval.

The intended Layout is generally considered appropriate. Although the bin store would be seen from Burnley Road East it is well set back, with scope for landscaping to further reduce its visibility.

Whilst a small number of trees within the site are to be removed this will not significantly alter the tree-cover within the area or open up the proposed building to public view from the highway to a significant extent, nor will demolition of the existing building and removal of these trees/other vegetation unduly harm biodiversity. During demolition/construction work it will be important to ensure that vegetation intended for retention is protected from harm and an appropriate scheme of landscaping for the site is agreed upon to ensure provision/long-term management in a manner that enhances the appearance and wildlife value of the site.

Access / Parking

LCC Highways has no objection to the proposal. Adequate parking spaces are proposed to serve the flats and the site is in an accessible location well served by buses. The bus turning circle is to be unaltered and ownership/responsibility for its maintenance will continue to rest with Rossendale Borough Council.

As requested by LCC Highways, conditions are recommended to ensure relocation of the signs displaying "no entry except buses" and other matters of detail.

Contamination / Flood Risk

Officers recommend Conditions to secure suitable remediation of the site and regulate the floor level of the proposed building, in accordance with the recommendations of the submitted Ground Condition Report and Flood Risk Assessment. Conditions are recommended by the Environment Agency to ensure submission of the appropriate details and their implementation.

Planning Contributions

A Legal Agreement will need to be entered into by the applicant to secure payment of the £16,392 they have offered to contribute towards local Open Space & Play Provision.

9. SUMMARY REASON FOR APPROVAL

The application site is in a sustainable location within the Urban Boundary of Waterfoot and the proposed development is and all of the proposed units are to be for Affordable Housing will not harm the setting of any Listed Buildings or local heritage assets or 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 £16,392 towards local Open Space & Play Provision.
- 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. 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).

3. 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).

4. Prior to first occupation of any of the units hereby permitted the areas for the parking/manoeuvring of vehicles and for pedestrian circulation shall be constructed, drained, surfaced and delineated 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. These areas shall thereafter be kept freely available for use as such.

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

5. Prior to first occupation of any of the units hereby permitted the two "No Entry except Buses" signs located at the edge of the adopted highway (Burnley Road East) should be re-sited to the east of the proposed new access in accordance with a scheme first submitted to and approved 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.

6. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

Reason: To prevent flood risk, in accordance with comments received from United Utilities and Policy 24 of the adopted Core Strategy DPD (2011).

7. Prior to commencement of development a scheme of landscaping and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority, to include details of : boundary walls/fences/gates/hard-surfaced external areas; external lighting; measures for the protection of trees and other vegetation to be retained; proposed planting; bat roosting and bird nesting opportunities; & any changes of level. Any measures for the protection of trees/other vegetation 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 walls/fences/gates/hard-surfaced external areas and external lighting forming part of the approved scheme shall be completed prior to first occupation of the dwellings. 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 and biodiversity, in accordance with Policies 1 and 23 of the Council's Core Strategy DPD (November 2011).

8. No development shall take place until a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), working to recommendations set out in environmental survey report (Capita Symonds, June 2013) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- a. method statement for removing or the long-term management / control of Japanese knotweed, Rhododendron & Monbretia on the site
- b. detail extent and type of new planting within existing broadleaved woodland that is predominantly based on native species.
- c. details of maintenance regimes
- d. details of retention and enhancement of riparian woodland
- e. details of treatment of site boundaries and/or buffers around river both during and post construction.
- f. details of management responsibilities

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and Policy 24 of the adopted Core Strategy DPD (2011).

9. No vegetation clearance works, demolition work or other works that may affect bats/bat roosts shall take place until any trees to be affected have had their potential to support bat roosts identified and the further dusk-emergence &/or pre-dawn re-entry surveys of the building recommended in the submitted Bat Building Inspection (Capita Symonds, June 2013) have been undertaken and the findings reported to the Local Planning Authority and used to inform the scheme of landscaping and boundary treatment and landscape management plan.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and Policy 24 of the adopted Core Strategy DPD (2011).

10. No vegetation clearance works, demolition work or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected and the findings shall be reported to the Local Planning Authority and used to inform the scheme of landscaping and boundary treatment and landscape management plan .

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and Policy 24 of the adopted Core Strategy DPD (2011).

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 demolition/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 demolition/ground / 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.