

TWC/2019/0806

Site of former Eden Complex, Telford Snooker Centre, Canongate, Oakengates, Telford, Shropshire

Demolition of existing snooker centre and erection of 70no. apartments with associated amenity space and parking ***AMENDED DESCRIPTION***

APPLICANT

Telford Development Limited

RECEIVED

01/10/2019

PARISH

Oakengates

WARD

Oakengates and Ketley Bank

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AS A SECTION 106 IS REQUIRED TO SECURE FINANCIAL CONTRIBUTIONS, AND ALSO AT THE REQUEST OF OAKENGATES TOWN COUNCIL

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2019/0806>

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s), Informative(s) and a s.106 legal agreement to secure Financial Contributions towards a residents bicycle voucher scheme.

2. SITE AND SURROUNDINGS

- 2.1 The application site measures approximately 0.6ha and is situated off Canongate in Oakengates and within the built up area of Telford as defined on the Telford & Wrekin Local Plan policies map.
- 2.2 The site comprises an existing two storey high building which has last been used as a nightclub and function room with adjoining sports bar, and snooker centre. The building stands along the eastern boundary to the site and finished in steel cladding. A large car park services the site providing approximately 100 car parking spaces. The site is bounded to the east and west boundary by semi-mature trees, and vehicle restraint systems, and to the south with post and rail timber fencing.
- 2.3 To the west of the site is a small industrial estate and to the south is the built up residential area of Oakengates. The site is raised above the A442 (Queensway) which runs along the east of the site.
- 2.4 The site is located just outside of Oakengates' Primary and Secondary retail zones and nearby to one of the town's public car parks. Within walking distance of the site is the main high street which offers a variety of shops,

banks, Public Houses, restaurants and takeaways as well as the Oakengates Theatre, Medical Practice and bus and train stations.

3. APPLICATION DETAILS

- 3.1 This application seeks Full Planning Permission for residential development of previously developed land off Canongate in Oakengates, following demolition of the existing building. The proposed development will comprise a total of 70no. apartments with associated amenity space and parking and it is noted that a series of Amended Plans have been submitted throughout the course of the application.
- 3.2 The application is supported by the following documents:
- Design & Access Statement;
 - Planning Statement;
 - Planning Policy Statement;
 - Arboricultural Impact Assessment;
 - Landscape & Ecological Management;
 - Coal Mining Risk Assessment;
 - Transport Assessment;
 - Noise Assessment;
 - Air Quality Assessment;
 - NDSS Compliance Statement.
- 3.3 The application is also supported by Viability Appraisal which identifies the constraints to development on this site and seeks to reduce Financial Contributions. The Assessment has been independently assessed and found to be appropriate in its recommendations. The application will contribute £25,000.00 towards a bicycle voucher scheme for future residents but there will be no off-site contributions towards Affordable Housing and Healthy Spaces, as requested by consultees.
- 3.4 Amended Plans relating to the external design of the buildings, parking arrangements and bin store design have been submitted during the course of the application.

4. PLANNING HISTORY

- 4.1 TWC/2017/0296 – Outline Application for residential development to include access, with all other Matters Reserved – Outline Granted 15 August 2018
- 4.2 W91/0015 – Erection of a two-storey building to accommodate a Snooker Club facility with associates lounges and bars and formation of a new vehicular and pedestrian access – Full Granted 20 May 1991
- 4.3 W97/0807 – Change of use of Snooker Centre to non-food retail store – Full Refused 05 December 1997

- 4.4 TWC/2012/0437 – Change-of-Use from part of Car Park to hand car wash (Retrospective) – Full Granted 27 July 2012

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (2011-2031)

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised by means of direct neighbour notifications and a Site Notice. Two stages of consultation have taken place, the latter subsequent to the receipt of Amended Plans as outlined above.
- 6.2 9 neighbour representations have been received making the following observations:

- Overdevelopment;
- Unattractive form of development;
- Inadequate parking;
- Conflicts with Policy BE1;
- 6-storeys is intrusive and does not respect the landscape;
- Scale of development inappropriate for unstable land;
- Not in keeping with local character;
- Negative impact on the skyline;
- Lack of parking – residents & visitors;
- Capacity of local highway network;
- Canongate should be subject to traffic calming measures;
- Roof garden is inadequate amenity space;
- Close proximity to A442 Queensway;
- Loss of privacy for commercial units adjacent;
- Concern over damage to properties adjacent during construction given level differences.

7. STATUTORY REPRESENTATIONS (SUMMARISED)

7.1 Oakengates Town Council: **Object:**

- The plans show over development of the site, the building is too high for the elevated site,
- Access and egress on and off the site will be difficult, and
- Design is not in keeping with the existing streetscene.

7.2 Councillor Dave Poole: **Object:**

- Concerns relating to parking on-site as this will overspill onto Canongate if 70+ apartments are allowed; and
- Building would be out of character with Oakengates Town and would over time become a bit of a blot on the landscape.

- 7.3 Arboricultural and Ecology: **Support subject to Condition(s)**.
- 7.4 Highways and Healthy Spaces: **Comments** addressed within relevant Appraisal Section(s).
- 7.5 Public Protection and Pollution Control: **Note recommendations** within submitted reports of the Noise Assessment and a Condition requiring site investigations relating to contamination – aligning with the recommendations of the previous Outline Consent.
- 7.6 Affordable Housing: **No comments received**. Note Viability Report which reinforces that no Affordable Housing can be provided on-site.
- 7.7 Coal Authority: **Support subject to Condition(s)**:
- The Coal Authority concurs with the recommendations of the accompanying Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. In the event that the site investigations confirm the need for remedial works to treat the areas of potential shallow mine workings to ensure the safety and stability of the proposed development, this should also be undertaken prior to the commencement of development.
- 7.8 Shropshire Fire Service: **Comment** that consideration should be given to Shropshire Fire and Rescue Service’s Guidance document.
- 7.9 West Mercia Police: **Comment** insofar as general design guidance.

8. APPRAISAL

- 8.1 Having regard to the Development Plan and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle of Development
 - Design and Layout
 - Impact on Amenity of adjacent Properties/Uses
 - Highway Impacts and Parking
 - Noise Considerations
 - Drainage
 - Ecology and Trees
 - Healthy Spaces
 - Planning Obligations/Viability
- 8.2 Principle of Development
- 8.2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted

Development Plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

- 8.2.2 The Development Plan sets out a strategic approach to the delivery of housing in the Borough with TWLP Local Plan Policy SP1 identifying the Telford Urban Area as the primary focus for housing and employment development over the plan period. Policy HO1 of the Plan sets out the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. Meanwhile, Policy SP4 seeks to ensure that development is sustainable by balancing economic, social and environmental objectives.
- 8.2.3 The application site comprises a 0.6ha parcel of previously developed land located on the fringes of Oakengates Town Centre within the built up area of Telford as defined on the Telford & Wrekin Local Plan Policies Map and is therefore in principle an acceptable location for development.
- 8.2.4 The existing building is a steel clad building which currently occupies approximately a third of the site with the remaining land allocated for car parking. The venue consists of a nightclub and function room with adjoining sports bar, and snooker centre. Part of the car park has previously been used as a hand car wash.
- 8.2.5 Whilst Policy COM1 seeks to avoid the loss of community facilities such as the Eden Complex, if a lack of need is demonstrated or acceptable alternative provision exists, the loss can be justified. The applicant has previously submitted evidence to the Local Planning Authority which demonstrates that the business is currently operating at a significant loss each year. There are other similar facilities both within Oakengates and around the Borough and therefore the loss of this community facility is considered acceptable in this instance.
- 8.2.6 The site is located approximately 200 metres from the Oakengates Train Station and 300 metres to the Town Centre where there are a variety of shops, banks, Public Houses, restaurants and takeaways as well as the Oakengates Theatre, Medical Practice and bus station. Taking the above in to consideration the site is considered to be within a sustainable location where development should be supported subject to any technical constraints as discussed below.
- 8.2.7 It should also be noted that the site is subject to an extant Outline Planning Consent, ref.: TWC/2017/0296 which was approved on the 16 August 2018, for residential development. This application was in Outline form to include details of access, with all other Matters Reserved. There were however a set of 'Design Principles' which were conditioned to the Outline Consent and to be fed into any subsequent Reserved Matters application.

8.2.8 Whilst this application is for a full detailed submission, the extant Outline Consent remains a material consideration in the determination of this application.

8.3 Design and Layout

8.3.1 The extant Outline Consent was granted permission subject to a Condition outlining a number of 'Design Principles,' namely:

- (i) This scheme will respond positively to its context, with the proposed form, mass & scale of the building or buildings mitigated through careful detailed design to reduce the visual impact of the development on the open landscaped setting;
- (ii) The overall form, layout and detailed design of the scheme will address and mitigate against any acoustic or air quality issues associated with the proximity of the A442;
- (iii) The development will not exceed 6-storeys in height, but will create a varied skyline across the site with the main frontage at a lower scale addressing Canongate;
- (iv) The design will embrace MMC to create a contemporary design solution with a sympathetic pallet of materials selected to complement the setting;
- (v) Access arrangements from Canongate by vehicle and on foot will be legible, safe and attractive with parking for vehicles provided through a combination of open communal surface and limited integral parking with secure cycle parking in or adjacent to the building, to create a balance of active ground floor frontage overlooking the adjacent open space.

8.3.2 Using Design Principle (iii) as a starting point, the proposed building was initially massed up to 6-storeys to provide sufficient accommodation. In consideration of the site constraints, in relation to both a public sewer crossing the site and consideration of the design of the building on this angular site, the massing of the building was then pushed and pulled on the longitudinal faces, and the upper two-storeys split across a further two-storey to create a stepping approach on the road-frontage elevation.

8.3.3 Whilst it is accepted that the building has gone beyond the height set out in the outline principles, the rationale for this approach is justified and seeks to provide a development which responds to the sites viability constraints, and also creates a development that respond to its context. The additional two (stepped) storeys are required to provide the proposed number of units and make the scheme viable, as has been demonstrated in the Viability Appraisal.

8.3.4 The application site itself is set at a lower floor level than the adjoining highway and is well landscaped both around its periphery, and with the

adjoining highways (Canongate and the A442) providing additional substantial secondary landscaping belts (site photographs are provided, taken November 2020). As such, whilst the development will stand at a higher ridge height than the existing building, views will be interspersed by mature planting with the development sitting at a height not to dissimilar to the top of the existing trees.

- 8.3.5 In respect to Design Principle (ii), the development has been supported by both an Air Quality and Noise Assessment. The Air Quality Assessment confirms that there would be no negative impact on the occupiers of the development and the Noise Assessment recommends a number of mitigation measures relating to ventilation, glazing and non-openable windows where required.
- 8.3.6 Parking has been provided through a combination of both open communal surfacing and integral undercroft parking, to include an abundance of cycle stands to accommodate the proposed bicycle voucher scheme.
- 8.3.7 The proposed elevations have been designed by taking inspiration from the indicative designs set out at the previous outline, and the local architecture. The fenestration is simple and clean with the use of dark grey windows and doors in combination with GRC cladding infill panels to accentuate the contrast and break up the massing.
- 8.3.8 The elevations have been stepped away from Canongate to help the visual massing of the building with gardens populating the roof terraces, helping to soften the building and connect it with its surrounding landscaping. Full detailed designs of the landscaping, including the roof gardens, is conditioned.
- 8.3.9 The material palette of cream-coloured brick has been selected to reflect the building materials of the wider environment and is contrasted with a dark grey powder coated aluminium cladding on the top floor which softens the buildings mass. Dark grey windows and doors in combination with aluminium infill panels help to accentuate the contrast and compliment the light buff brick.
- 8.3.10 Designed to National Design Space Standards (NDSS), the space within each apartment comfortably combines all living amenities as is required for one/two bedroom apartments.
- 8.3.11 Under the NDSS, a 1-bed 2 person apartment should be 50 sq. metres, and a 2-bed 4 person apartment should be 70 sq. metres. All units within the development make an over-provision, with the 1-bed apartments ranging from 51.2 sq. metres to 59.9 sq. metres and the 2-bed apartments ranging from 73.5 sq. metres to 75 sq. metres.
- 8.3.12 Taking the above in to consideration it is concluded that the proposed development would not result in any significant conflict with Telford & Wrekin Local Plan Policies SP4, and BE1. These policies seek appropriate design quality which relates to its context whilst positively influencing the use and

appearance of the local environment. The Policy aims are consistent with the National Planning Policy Framework.

8.4 Impact on Amenity of adjacent Properties/Uses

8.4.1 Policy BE1 of the TWLP requires development proposals to demonstrate that there will be no significant adverse impacts on nearby neighbouring properties. The objectives of this policy are reflected in the NPPF which requires the provision of a good standard of amenity space for all existing and future occupants of land and buildings.

8.4.2. With industrial uses to the west of the site and the A442 Queensway to the north and east there are a limited number of existing houses that have the potential to be affected by the proposed development. The nearest neighbouring properties are located to the south of the site along Reynolds Drive and Foundry Close; on the opposite side of Canongate.

8.4.3 The main bulk of the development is located towards the eastern half of the site abutting the boundary with the A442, as per the existing building. Views from the new development will therefore be predominantly in a south-westerly/north-easterly direction, with the elevation fronting the site set at a lower scale addressing Canongate. This in turn further reduces the impact on properties to the south off Reynolds Close.

8.4.4 The nearest (southern) elevation is located 27 metres from the far side carriageway of Canongate, meaning that existing dwellings are located in excess of 37 metres from the development and this is considered more than substantial to avoid issues of overlooking and appearing as overbearing.

8.4.5 Officers have considered the consultation responses received from nearby residents in this respect, and the issues raised are acknowledged. However, the Local Planning Authority considers that the layout and design of the proposed residential development of this site would not result in any significant adverse impact on the amenities presently enjoyed by the occupiers of existing properties.

8.5 Highway Impacts and Parking

8.5.1 Policy C5 of TWLP requires all development proposals to demonstrate that parking has been designed as integral to the proposal and be fit for purpose. Meanwhile Policy C3 seeks to ensure that development will not adversely affect highway safety.

8.5.2 A Transport Statement prepared by Inspire Transport Planning (albeit on the basis of the original 86 units) has been submitted in support of this planning application. This report acknowledges that the site is in a highly accessible location with very good connections to local public transport services, being positioned within close walking distance to both bus and train stations.

- 8.5.3 Vehicular access to the site would remain as existing, from Canongate, with junction visibility splays of 2.4 x 43 metres being achievable.
- 8.5.4 The report advises that whilst there may be a small increase of sustainable two-way trips during peak periods, the overall traffic flows as a result of the proposed development would reduce compared to the potential traffic generated from the permitted development. The development is therefore shown to have no adverse impact on the surrounding highway network or the operation of the existing access/egress to the car parking area. The Local Highways Authority has not raised any concerns in this respect.
- 8.5.5 The Local Highways Authority has raised objection to the scheme on the basis of the number of proposed parking spaces being inadequate for the size of development proposed, with an under provision of 28 spaces. Canongate itself is not considered suitable for on-street parking due to its nature, so an over-spill of parking from the proposed development needs to be avoided at all costs. Accordingly, they recommend this application be refused in the interest of highway safety for the following reason:
- 'The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.'*
- 8.5.6 Whilst the concerns raised by the Local Highways Authority are acknowledged, following discussions with the applicant in respect of the sites sustainable location and the viability difficulties, it is noted that the site is in a highly accessible location with good connections to public transport services, with the train station only 200 metres and the local centre (including bus station) within 300 metres.
- 8.5.7 On the basis of this, a proposal has been put forward for a bicycle voucher scheme in which each resident is provided with a bicycle to encourage the use of public transport, in lieu of the ownership of private vehicles. An initial sum of £25,000 is to be secured to provide the bicycles, as well as replacement as and when new owners are secured. The s.106 Agreement will both secure these monies and a suitably worded Management Plan to secure the provision in perpetuity.
- 8.5.8 With respect to the provision of the s.106 Agreement to provide a unique feature for this development, alongside acknowledging the sites sustainable credentials, it is considered that on balance the development would not have a significant impact on highways safety as to warrant refusal of the scheme.
- 8.5.9 Taking account of the above, the Local Highways Authority suggest a series of appropriate Conditions as outlined at the end of this report.

8.6 Noise Considerations

- 8.6.1 Given the proximity of the site to the A442 Queensway and neighbouring industrial units, a Noise Survey has been undertaken to measure existing levels of noise and to make recommendations to mitigate against noise.
- 8.6.2 The report concludes that the noise levels recorded are too high and have to be actively reduced in order to ensure that internal noise levels for each dwelling meets current guidelines in relation to noise. However, reduction of the external noise to acceptable levels internally is achievable and a number of recommendations are set out within the report, relating primarily to appropriate glazing quality. The developer will need to achieve the weighted sound reduction index for windows, doors and ventilation as specified within the report in order to satisfy the main standards for internal habitable rooms and to fulfil the requirements of the NPPF.
- 8.6.3 It should be noted that the development relies on windows being closed to achieve internal noise level guidelines. As a result, acoustic ventilation must be provided that does not require windows to be open. Acoustic ventilation in bedrooms, dining rooms and living rooms must achieve the minimum sound reduction stated for that room depending on whether the A442 Queensway is visible from that room.
- 8.6.4 The Council's Environmental Health Officer has not provided comment on the application but based on comments received on the previous Outline Consent and the recommendations of the Noise Assessment, Officers are satisfied that the development can achieve the appropriate noise standards.
- 8.6.5 In respect to construction noise, the applicants are required to set out a Site Environmental Management Plan (SEMP) outlining proposed construction hours and practices to minimise noise during construction.

8.7 Drainage

- 8.7.1 Whilst the Local Flood Authority have raised no objection to the scheme in principle, it has been reiterated that the proposals include the erection of a retaining wall over the existing Severn Trent public sewer. No details have been provided regarding the proposed ground levels, foundations, or any possible effects this wall could have on the public sewer. On the basis that public sewers have statutory protection, the developer will need to demonstrate that the proposed development can be achieved without affecting the public sewer.
- 8.7.2 As such, and as was the case on the previous outline consent, a condition has been imposed requiring confirmation from Severn Trent that the development (specifically the proposed retaining wall crossing the sewer and its easement) will not have any impact on the public sewer prior to commencement.

8.8 Ecology and Trees

8.8.1 The submitted Landscape & Ecological Management Plan (prepared by Brindle & Green) demonstrates that the building to be demolished does not have potential for roosting bats however there is some potential for bats to be foraging in the wider natural environment. The Council's Ecologist has confirmed that they raise no objection to the conclusions set out within the report subject to the inclusion of Condition(s) outlined below.

8.8.2 Whilst there are no trees within the site boundary, established tree belts surround the site to the north, east and west boundaries. The proposed development will not extend beyond the existing site boundaries however conditions will be applied requiring a method statement and details of tree protection during both demolition and construction. Additional planting is requested along the Queensway and this is referenced specifically in the landscaping Condition.

8.9 Healthy Spaces

8.9.1 The Council's Healthy Spaces Officer has objected to the development on the basis that they believe it essential that all new developments should make provision for the increased demand they place upon existing play area/recreational/sporting resources. All two-bedroom properties or larger are expected to contribute towards this resource.

8.9.2 The developments provides no on-site play provision (LEAP) and is not considered to comply with Policy NE4.

8.9.3 Although the introduction of rooftop gardens is welcomed, there is no landscaping plan detailing the layout of these areas. This would need to be conditioned alongside a more detailed Landscape Management Plan (LMP).

8.9.4 The proposed meadow grass mixture on the site entrance is inappropriate, and should be an amenity mix with an increased maintenance regime.

8.9.5 The development is expected to make contributions of £600 per 2-bedroom property in the absence of an on-site LEAP and a further £600 per 2-bedroom property towards sport facilities in the local area.

8.9.6 Due to the conclusions of the Viability Appraisal, the scheme will not be able to contribute towards these facilities however conditions relating to landscaping and a more detailed LMP have been included and are set out below.

8.10 Viability/Planning Obligations

8.10.1 Where development proposals comprise 11 dwellings or more, or where gross floor space is greater than 1,000 sq. metres, Policy HO5 of the TWLP requires developers to contribute towards meeting the Affordable Housing needs of the Borough. In this instance a 25% provision would usually be sought.

8.10.2 Additionally, due to the number of two-bedroom properties proposed, and the increased demand on existing play area/recreational/sports resource, contributions of £600 per two-bedroom property would be expected.

8.10.3 The Council does however accept that there may be situations where a developer cannot deliver the amount of Affordable Housing and/or off-site contributions required and where evidence is provided that proves that enforcing this render development undeliverable, then allowances should be made. The applicant has provided the Council with a confidential viability appraisal with accompanying information and this has been assessed independently. There are several significant abnormal costs associated with the development of this site including the remedial costs, specialist foundations, retaining walls together with demolition costs.

8.10.4 Viability is a material consideration as advised within the NPPF. The Local Planning Authority considers that achieving the redevelopment of a brownfield site within a sustainable location weighs in favour of the proposal. This position is supported by the accompanying viability assessment and therefore the usual provision of Affordable Housing and other developer contributions will not be pursued in this instance, in line with national guidance.

8.10.5 The Independent Assessor has agreed with the agents that a £25,000.00 contribution could be achieved. It has been agreed that this sum will go towards the implementation of a residents bicycle voucher scheme, in acknowledgment of the under provision of on-site car parking.

9 CONCLUSION

9.1 Whilst the proposal involves the loss of a Community Facility, the applicant has advised that the business can no longer be operated successfully due to significant annual losses, with the issue only being exacerbated by the effects of the recent pandemic. Officers are mindful that the site is in need of redevelopment and there are other similar facilities both within Oakengates and around the Borough and therefore the loss of this Community Facility is considered acceptable in this instance.

9.2 The proposal will respect and respond positively to the site and the wider area, whilst taking account of the site constraints. Given the existing boundary treatments and landscaping scheme proposed, the dwellings will not cause any detrimental impact upon the amenity of neighbouring properties.

9.3 The Local Planning Authority has considered all consultation responses received and all material planning considerations have been addressed within this report. On balance, and subject to the inclusion of the Condition(s) listed below, that the proposal is compliant with the Telford & Wrekin Local Plan 2011-2031 as well as the guidance within the National Planning Policy Framework and it is hereby recommended for approval.

10 DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) The applicant/landowners entering into a s.106 Agreement with the Local Planning Authority, with terms to be agreed by the Development Management Service Delivery Manager, relating to:
- i) Contribution of £25,000 towards a resident bicycle voucher scheme, and;
 - ii) A Long-Term Management Plan for the resident bicycle voucher scheme.
- B) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Time Limit Full
Samples of Materials
Custom Highways - Footways & Access Resurfacing
Shallow Mineworking Investigations
Contamination Investigations
Foul & Surface Water Drainage Scheme
SUDS Management Plan
Custom Drainage – Easement with STW
Landscaping Design
Landscape Management Plan
Replacement Trees
Custom Trees (in accordance with AIA & Suitable Contractor)
Lighting Plan
Site Environmental Management Plan
Development in Accordance with Plans
Materials as Submitted
Parking, Loading, Unloading & Turning
Custom – In accordance with Noise Survey
Trees – Materials Storage
Tree Protection
In accordance with Ecological Survey
Parking/Garages Available Prior to Occupancy

Informative(s)

S106 Agreement
Conditions
Highways
Coal Authority – High Risk Area
Nesting Birds

Fire Authority
Reason for Grant
Approval – NPPF