

Application No: 11/3347M

Location: PARK GREEN MILL, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NA

Proposal: Demolition of Existing Mill and Erection of Development Comprising 36 Apartments

Applicant: PH Property Holdings Limited

Expiry Date: 23-Nov-2011

Date Report Prepared 11 November 2011

SUMMARY RECOMMENDATION

Approve subject to conditions and a S106 Agreement

MAIN ISSUES

- The planning history of the site
- Compliance with regeneration policies for Park Green
- Impact on the Conservation Area
- Design
- Impact on amenity
- Impact on highway safety/parking
- Impact on the River Bollin, flood risk and ecology

REASON FOR REPORT

This application is brought before Members in line with the Council's Constitution, any development in excess of 10 dwellings should be determined by Committee. The application seeks full planning consent for 36 dwellings.

DESCRIPTION OF SITE AND CONTEXT

The application site lies in the Park Green Conservation Area and covers roughly 0.19ha. The site is located at the southern end of the town centre and currently consists of industrial buildings.. The site lies to the south of Brook Street and to the north of Park Green. Maydews Passage lies to the west and The River Bollin is located to the east of the site. The neighbouring buildings are made up of a variety of architectural styles and uses, which include retail, warehouses and residential.

DETAILS OF PROPOSAL

The proposal is the demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is to be retained) and the

construction of a new 3 storey building fronting Park Green, continuing alongside the River Bollin through to Brook Street. This would contain 36 apartments.

RELEVANT HISTORY

This scheme is similar to that approved under application 08/2361P. It should be noted that an application for Conservation Area Consent for the demolition of Park Green Mill can be found under application 11/3350M on this agenda.

10/3545M - Extension of time to full planning permission 06/0236P mixed use development comprising 87 no apartments and 1077sq m business floorspace with associated car parking, access and servicing arrangements (Full Planning) – undetermined

10/3614M - Extension of time for permission 06/0234P - part demolition of non-listed buildings for redevelopment (Conservation Area Consent) – undetermined

10/3615M - Extension of time for permission 06/0235P - demolition of extension and porch on Georgian Mill with external and internal alterations including windows, replacement roof and removal of internal partitions and staircases (Listed Building Consent) - undetermined

08/2361P - Demolition of existing mill. Erection of mixed use development comprising 31 apartments and office floor space at Park Green Mill – Approved (Subject to S106) 14.05.09

08/2359P - Change of use of former mill to office use (B1). Erection of replacement office development and formation of a new River Bollin walkway / cycleway at Georgian and Waterside Mill – Was awaiting the signing of S106 Agreement before issuing Decision Notice, however, Georgian Mill destroyed in a fire in June 2011.

08/2357P - Demolition of Waterside Mill and Georgian Mill – Conservation Area Consent – was to be issued on completion of 08/2359P.

08/2356P - Demolish extension and porch. Internal and external alterations including windows, replacement roof and removal of internal partitions and staircase (Listed Building Consent) – was to be issued on completion of 08/2359P.

06/0234P - Part demolition of non-listed buildings for redevelopment (Conservation Area Consent) - Approved 26.09.07.

06/0236P - Mixed use development comprising 87 no. apartments and 1077 sq. m. business floorspace with associated car parking, access and service arrangements (Full Planning) – Approved 26.09.07

06/0237P - Formation of 61 no affordable apartments with associated parking at Jack Lee Mill, Knight Street, Macclesfield - Approved 26.09.07.

There have been numerous applications on the site prior to 2006, which relate to the industrial use of the site, but none of direct relevance to this current scheme.

POLICIES

Regional Spatial Strategy

Relevant Policies consist of Regional Spatial Strategy Policies EM1 (Integrated Enhancement and Protection of the Region's Environmental Assets), DP1 (spatial Principles), DP5 (Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility), DP6 (Marry Opportunity and Need), DP7 (Promote Environmental Quality), and EM5 (Integrated Water Management).

Local Plan Policy

Macclesfield Borough Local Plan Policies NE9-11 (Protection of River Corridors, Conservation of River Bollin) and (Nature Conservation), BE1-5 (Design and Conservation Area), BE21 (Site of Archaeological Importance), BE23 (Development affecting Archaeological Importance), BE24 (Development of Archaeological Sites), RT5 (Open Space Standards), RT7 (Cycleways, Bridleways and Footpaths), H1 and H2 (Housing Phasing and Environmental Quality in Housing Developments), H5 (Windfall Housing Sites), H6 (Town Centre Housing), H8 (Provision of Affordable Housing in Urban Areas), H9 (Occupation of Affordable Housing), E11 and E14 (Mixed Use Areas and Infill Housing), T3-T5 (Improve access for Pedestrians and Extension of the River Bollin Walk), MTC18 (George Street Mill Area), MTC19 (Housing), MTC27 (River Bollin), IMP1 and IMP4 (Implementation Policy and Environmental Improvements in Town Centres), DC1 (New Build), DC3 (Amenity), DC5 (Measure to Improve Natural Surveillance and Reduce Risk of Crime), DC6 (Circulation and Access), DC8 (Landscape), DC17-18 (Water Resources), DC20 (Contamination of Watercourses), DC35 (Materials), DC37 (Landscaping), DC38 (Space, Light and Privacy), DC40 (Children's Play Provision and Amenity Space), and DC63 (Contaminated Land). In addition, the Supplementary Planning Guidance documents Restricting the Supply of Housing and Section 106 Agreements are of particular relevance.

Other Material Considerations

National Planning Guidance in the form of: -

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS5: Planning for the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG25: Development and Flood Risk

PPS5: Planning for the Historic Environment was published in March 2010. The schemes, which were submitted under 06/0236P and 08/2361P were accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

Other Material Considerations

Within this assessment due regard should also been afforded to the Ministerial statement on Planning for Growth (March 2011), which notes that, "The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy." The statement confirms that the Secretary of State will "attach significant weight to the need to secure economic growth and employment." Similarly, regard should also be had to the Draft National Planning Policy Framework, which reiterates the presumption in favour of sustainable development.

CONSULTATIONS (External to Planning)

Strategic Highways Manager: Formal comments are awaited, however it is not anticipated that there will be a highways objection taking into account the previous comments on similar applications on this site.

Environmental Health: The Environmental Health Officer raises no objections subject to conditions which relate to the hours of use and an hours restriction to control the hours of any piling/foundation works. As the development site lies within 500m of the A523 London Road Air Quality Management Area (AQMA), an Air Quality Assessment is required. The assessment will need to consider the impact of the development on the AQMA. The Contaminated Land Officer raises no objections to the proposal subject to conditions and remediation if required. The application area has a history of use as Cotton Mills and therefore, the land maybe contaminated.

The **Public Rights of Way Officer** has confirmed that the development does not appear to affect the public right of way.

The **Cheshire Archaeology Planning Advisory Service Officer** states that comments were made on an earlier version of these proposals to the former Macclesfield Borough Council in a letter dated 2nd December 2008. The advice that was previously forwarded stated that the scheme of archaeological mitigation remains appropriate. It should be noted that since 2008, PPG16: Archaeology and Planning (DoE 1990) has been replaced by PPS5: Planning for this Historic Environment (2010), but this does not affect the validity of the previous advice. The previously submitted archaeological assessment identified Park Green Mill as a 19th Century dye works and recommended that the site should be subject to an archaeological watching brief during any redevelopment in order to identify and record traces of the dye tanks and associated features. This can be dealt with by condition.

English Heritage recommends that the application be determined in accordance with national and local policy guidance and the specialist advice of the Conservation Officer.

Macclesfield Civic Society are conscious that there is an extant planning permission for a similar scheme on the site. This part of Macclesfield is of considerable architectural and historic interest as evidenced by the number of Listed Buildings and the Conservation Area designation. The recent destruction of Frost's Mill has brought renewed emphasis to the importance of the area and the urgent need for reconstruction and enhancement. The clearance of these buildings does present an important opportunity for such enhancement as well as regeneration. It is considered that the residential redevelopment does represent an appropriate land use for the site, though the incorporation of a mixed use element such as offices/B1 use, or live/work units could well have been equally appropriate given the context of the extant scheme. The majority of the scheme as submitted has considerable merit and is not opposed in principle by the Civic Society. However, the Society does make a number of comments in relation to access/parking and circulation, and scale/design/landscape and townscape impact. In addition, the Society welcomes the retention of No.42, presumably in an office use. The Society is concerned about the new frontage to Park Green in terms of its height in relation to no.42 and its design. The introduction of a modern and somewhat austere façade for a residential building and having a flat roofed construction appears at odds

with the character and appearance of this part of the Conservation Area and adjacent Listed Buildings. It is recommended that this aspect of the scheme be re-examined as the Society would maintain a strong objection to this part of the current proposals. The riverside elevation appears acceptable in terms of its scale and height though the fenestration pattern appears over repetitive (the Maydew's Passage elevation avoids this effect). The opening up of the riverside is welcomed and would complement the residential character of Allen Street on the east bank. No doubt the local planning authority will consider the potential for overlooking of dwellings and occupiers of Allen Street by the upper floor apartments on the riverside elevation. The materials vocabulary for the scheme appears appropriate subject to approval of material samples by the local planning authority. The Society welcomes the use of brick and slate as the main elements of the scheme.

The **Housing Strategy Manager** raises no objections to the proposal. Park Green Mill is linked to the Jack Lee Mill development (06/0237P), which secured 61 affordable units. The Jack Lee Mill development has been completed and therefore, there would be no affordable housing requirement for this site at present.

Comments of the **Green Space Parks Officer** are awaited.

VIEWS OF THE PARISH / TOWN COUNCIL

Not applicable.

OTHER REPRESENTATIONS

None received at time of report preparation.

APPLICANT'S SUPPORTING INFORMATION

A number of documents have been submitted in support of the application. These include a Design and Access Statement, a Transport Statement, A Flood Risk Assessment, an Ecological Report, an Environmental Noise Study and a Geo Environmental Report. These are available for inspection on the planning file. Effectively, the Design and Access Statement confirms that the application is for the demolition of Park Green Mill and erection of 36 apartments with associated car parking.

This scheme is based on the extant approved scheme approved for Park Green Mill in 2008, with the exception of the following modifications:

- Reallocation of waste bins to suit current CE requirements.
- An amendment to the buildings position.
- Revision of the external landscaping and parking.
- The addition of 5 apartments.

OFFICER APPRAISAL

Principle of Development

There have been previous approvals for the development of Park Green Mill over the last 5 years, where the principle of redeveloping the site for housing has been established.

This scheme is similar to the schemes approved under applications 06/0236P and 08/2361P, however there have been various alterations made to the scheme which primarily relate to the

reallocation of waste bins, an amendment to the position of the building (moving approximately 1m away from the River Bollin), revisions to the landscape and parking area and the addition of 5 no. apartments.

Policy

The principle of demolishing the existing buildings on the site and the erection of a new development comprising 31 apartments has previously been accepted. The most critical policies are those contained in the Housing and Macclesfield Town Centre Chapters of the Local Plan.

The site forms part of the George Street Mixed Use Regeneration Area¹. Policy MTC18 states: -

‘The Borough Council will encourage the revitalisation of the area principally by the re-use of existing buildings for employment (B2) and offices (B1) together with enhancement of the River Bollin corridor. Reason: George Street is an old industrial area on the edge of the town centre. In order to secure the retention of the old buildings a mix of new uses may be permitted. The juxtaposition of the River Bollin and the textile mills is part of the character of the area. The Borough Council proposes to enhance the Bollin corridor as part of the wider improvements of the river.’

When the scheme was considered in 2006, it formed part of a larger development which incorporated the revitalisation of Georgian Mill, Waterside Mill and Jack Lee Mill. It was questioned whether the mix of uses was appropriate given the primary proposed use of the 2006 schemes being residential.

It is accepted that policy MTC18 states that the regeneration of the area will be principally achieved by the reuse of buildings for employment (B2) and offices although it does not specifically preclude housing as an appropriate use. It is considered that the site is unsuited to industrial uses, while it is considered there are adequate opportunities for offices in designated Regeneration Areas and Mixed Use Areas elsewhere in the town centre. When interpreting the policy with regard to this site previously, it was considered that any concerns relating to the residential use would be outweighed by the fact that the scheme would revitalise the area and enhance the river corridor, which are also referred to in the text.

Policies H5 and H6 and various other policies in the Local Plan (notably in the Development Control chapter) set out criteria for considering residential development. These are referred to at appropriate stages in the report.

Policy H8 requires that on all developments of 25 or more dwellings the council will negotiate for 25% of units to be affordable. This figure was increased to 30% on all developments of 15 or more dwellings, by way of the introduction of the Interim Policy Statement on Affordable Housing. On this site, no affordable houses are proposed due to the reason that the affordable housing requirement has been provided at Jack Lee Mill nearby. Taking the two sites together, the overall level of affordable provision would be in excess of that required by policy.

¹ Despite its name, the site does not lie in the Park Green Mixed Use Regeneration Area (Policy MTC14), which is situated further to the west between Park Lane and Park Street.

The density of the scheme is undoubtedly high, however, in areas with good access to services, such as town centres, PPS3 encourages higher concentrations than the normal standard of 30-50 dwellings per hectare. Therefore, an objection to the proposed density is not raised subject to other planning criteria, including the quality of the design, not being adversely compromised.

In the wider context, policies EM1, DP1, DP5, DP6, DP7, and EM5 of the Regional Spatial Strategy are relevant.

Design

The character of the area is essentially made up of tightly packed buildings, with few public open spaces. Most of the buildings are built tight to the back of pavement. Privacy distances should be achieved wherever possible, however, it is appreciated that this is challenging in areas such as Park Green. There are a mixture of two and three storey commercial and residential uses in the locality. These buildings are interspersed with traditional industrial buildings which are five and six storeys in nature. The area falls within a Flood Risk Area, and this has an impact on the design of any future development of the site. The applicants have discussed the flood risk issues with the Environment Agency and it has been determined that the 1 in 100 year flood level effectively rules out any new accommodation at existing site levels of Park Green. This has had to be factored in to the proposed design.

This property lies within the Park Green Conservation Area as such there is a need to preserve or enhance the character and appearance of the area as stated in PPS5, and Macclesfield Borough Local Plan Policies BE1-BE4. Policy HE1 from PPS5, promotes the reuse of existing heritage assets to mitigate the effects on climate change. Although this proposal is not in line with that objective, it is considered that the buildings would not be suitable for conversion to a residential use, and the location is not conducive to commercial uses due to poor access for service vehicles. Although the character of this area of the conservation area will be altered by this development this is justified by the benefits of bringing the site into productive use.

This application seeks to make amendments to the extant permission 08/2361P. The main difference being an increase in height of the new build adjoining number 42 Park Green, which will increase the vertical section of this part of the new build. While it is regrettable that the flow of this connection has been changed, it is considered that the change in materials and design is sufficient to give visual separation between old and new.

The principle views of the site are generally limited. The present view from the Silk Road is of backs of buildings, sheds and neglected yards. An opportunity exists to significantly improve the views from Brook Street and those from along the river corridor.

The existing buildings on site are of no architectural merit and make a negative contribution to the conservation area.

The approach to the design of the building has been to form principle blocks of accommodation in traditionally designed and proportioned structure, which are linked by contemporary insertions, which are punctuated by contemporary expression of the entrances.

As stated above, the flood level dictates that no new accommodation can be located at existing floor level. Therefore, the lowest accommodation is just above the flood level and any space below is used for car parking and areas around are built up to ensure that level access is provided for disabled. This also provides several benefits as it reduced the open site area given over to parking, a proportion of the parking is covered, the main points of entry are level, conventional lifts can access all floors, and the arrangement can be more secure and safer for users.

The design seeks to emulate the traditional mill form, which is appropriate in scale and size to the existing mills and warehouses in Macclesfield. The building incorporates larger opening, entrances, bays and contemporary insertions. The fenestration (doors and windows) establish a vertical rhythm along the elevations and the windows are the same size and proportion as the nearby Georgian Mill. The windows would incorporate the traditional twelve and sixteen pane frames traditionally found in mill buildings.

The main apartment block along the river will be three storeys in height with a further level of accommodation in the roof. The building would incorporate 8 no. apartments on the ground floor, 12no. on the first and second floors and 4 on the third floor. This would form an acceptable relationship with buildings on Brook Street and Allen Street. The building will be considerably lower than the parapet of Chapel Mill, which will continue to be read as the dominant feature of the Conservation Area.

The wing of the building which fronts Park Green is three storeys high, however, this element incorporates a flat roof with a parapet roof design, which achieves in a degree of subservience, and allows the wing to turn the corner relieving an otherwise monolithic appearance at the corner. The design of the elevation along Park Lane is more contemporary. The external finish of the building would be predominantly brick with a slate roof. There will be areas of render and some aluminium cladding. These materials are considered to be acceptable.

The scheme includes a footpath 1.2m wide on the eastern side of the building along the river. This is to enable access to residents only and does not constitute part of the River Bollin walk. There will be no public access to the footpath. Separate provision for the River Bollin Walkway has been made on the opposite side of the river.

Archaeology

The site is within an Area Of Archaeological Potential (Policies BE23 and BE24) and the comments of the Cheshire Archaeology Planning Advisory Service Officer regarding this issue should be noted and a condition requiring an archaeological watching brief during any redevelopment in order to identify and record traces of the dye tanks and associated features should be attached, should permission be granted.

Amenity

One of the benefits associated with the scheme is the improvement to residential amenity with the removal of industrial uses. The redevelopment also provides an opportunity to remove any contamination of land. Nonetheless, it remains important that the proposed development does not harm the amenities of existing residents. Those closest to the site live on Brook

Street and Allen Street. The rear of the terrace on Allen Street would face the proposed building running parallel to the Bollin and the minimum gap would be 19m. The distance standards in Policy DC38 need to be adjusted to take account of the fact that the top storey would be incorporated within the roof and the existing houses are at a higher level roughly equivalent to one storey. The proposed development would still be 6m short of the standard at its closest point, but taking account of the benefits associated with the removal of the unneighbourly uses, the general enhancement of the environment and the need to retain the tight urban grain in the development, it is not considered that an objection is warranted. No objections have been received from Allen Street residents.

Highways

The starting point for assessing the Transport Assessment is the potential traffic generation of the existing uses. The narrow streets serving the site are clearly unsuited to HGVs. The proposals seek to improve and enlarge Maydews Passage (the access road which provides a throughroute from Park Green to Brook Street). This will provide a suitable access for vehicles and pedestrians and improve access for neighbouring properties. The access will be widened to provide passing for two cars and incorporate a pedestrian walkway. This is seen to be an improvement over the previously approved scheme(s). The junction with Park Green will be closed off to vehicular traffic and improve its use for residents. No formal comments have been received from the Strategic Highways Engineer, however, it is not envisaged that an objection will be raised to the development.

Trees

The existing mill footprint occupies the majority of the site edged red, with the only trees associated with the proposed development located within the river bed of the adjacent River Bollin. These are considered to be poor, low value specimens whom the Environment Agency will probably insist on removal to prevent any possible flooding problems. There are no arboricultural reasons to prevent the development proceeding.

Ecology

The Nature Conservation Officer raises no objections to the proposals. The surrounding urban environment offers limited foraging opportunities and the buildings have limited potential to support roosting bats.

Two non-native invasive species have been recorded on site and it would be beneficial for these to be eradicated as part of the development. If planning consent is granted a condition is recommended to ensure that the non-native invasive plant species are eradicated.

Housing

PPS3 states that an element of affordable housing should be provided on sites which exceed 15 units and the Interim Planning Statement on Affordable Housing states that Cheshire East will seek the provision of 30% affordable housing on all sites over 15 units, however, this site is linked to the Jack Lee Mill site which has recently completed, which delivered 61 units of affordable housing.

The S106 Agreement dated 14th May 2009 relating to the extant planning permission for Park Green Mill restricted development of this site until Jack Lee Mill had commenced, and restricted no more than 10 units on Park Green Mill to being occupied until 30 of the units at Jack Lee Mill were complete and no more than 20 of the residential units on Park Green Mill being occupied until all the units at Jack Lee Mill were completed.

Since the development at Jack Lee Mill has now been completed, there would be no affordable housing requirement for this site at present. However, the number of units on this site have increased from 31 to 36, and if there was a subsequent increase on any further phases of development on the sites that are linked together (i.e. Georgian Mill or Waterside Mill) which resulted in the 61 units provided at the Jack Lee Mill site being less than 30% of the overall development on the sites, then further affordable housing would be necessary to make up the 30% requirement.

IMPACT ON THE RIVER BOLLIN

The relationship with the river is fundamental to the success of the scheme. It has helped shape the industrial heritage of the area, but partly as a result, it has been enclosed by development, and in the case to the south of the site, it has been culverted. It has been the long stated objective of the former Macclesfield Borough Council to improve the environment of the river and open it up for public access with the creation of a continuous walkway through the town. These are requirements of Local Plan Policy MTC27. A walk /cycleway has been secured under the previous applications for the developments at Park Green along the river's entire length through the site (160m). Policies NE9, NE10, RT7, T3 and MTC18 also encourage such a feature. The applicant's have confirmed that they accept the inclusion of the part of the River Bollin Walk which would be to the east of the site on the opposite side of the river, and this should be incorporated into a Section 106 Agreement.

Much of the site is a designated Flood Risk Area and this has affected the design mainly by locating parking at ground level with accommodation on the storeys above. This would help conceal some of the parked vehicles and has been achieved in a manner, which does not adversely affect the overall composition of the scheme to any significant degree. Formal comments are awaited from the Environment Agency, however, the development follows discussion between the applicant and the Environment Agency and it is understood that no objection will be raised in relation to the Flood Risk Assessment.

OPEN SPACE

Apart from the route adjacent to the Bollin, there would be minimal private or public amenity space. Local Plan policy DC39 indicates that dwellings should normally possess a rear garden. Unlike in the majority of the Borough, the provision of domestic gardens would not be entirely in keeping with such an urban setting and private amenity space has not always been required in connection with residential mill conversions, or, on town centre sites. This places a greater burden on recreational facilities in the area and the applicants would be expected to make a financial contribution towards the Borough Council's sports, recreational and open space facilities as required by policies in the Local Plan. The payment of the sum would be included in the legal agreement and would be based on guidance in the Section 106 SPG.

Other material considerations

The comments made by consultees have been addressed in the report above and suitable conditions can be attached in relation to environmental health and archaeological requirements. The comments of Macclesfield Civic Society are noted. The majority of the queries raised by the Civic Society are addressed above. In addition, the following observations are made with regard to their comments: -

- “The surface treatment should be such as to keep vehicle speeds low with appropriate “calming measures” incorporated.”

This will be considered by the Strategic Highways Engineer and his advice considered as appropriate.

- The metal street name sign for “Maydew’s Passage” should be incorporated into the development at the Brook street end boundary wall.

This idea will be considered by the Conservation Officer, and his advice considered as appropriate.

The comments of the Environmental Health Officer in relation to Air Quality Management have been forwarded to the applicant and the applicants are seeking to address this matter. Further details on this matter will be provided either in an update report, or at the committee meeting.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the development will deliver environmental and conservation benefits and the size of the replacement building is considered to be acceptable. This scheme complies with Policy MTC18 for regenerating the area. The proposal represents a comparatively minor alteration to earlier planning permissions and there is no change in circumstances or policy that would warrant a refusal of planning permission.

SUBJECT TO

Comments from the Strategic Highways Engineer, Green Space Parks Officer, and Environment Agency.

HEADS OF TERMS

The Section 106 agreement would need to contain requirements for the following: -

- Ensuring provision of a new walk/cycleway adjacent to the River Bollin within an agreed timescale.
- Commuted payments towards sport and recreational facilities in the town.

Application for Full Planning

RECOMMENDATION: Approve subject to a Section 106 Agreement and the following conditions

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Sample panel of brickwork to be made available
5. Details to be approved
6. Rainwater goods
7. Archaeological watching brief
8. Submission of landscaping scheme
9. Landscaping (implementation)
10. Protection from noise during construction (limit on hours of construction works)
11. Removal of Japanese Knotweed
12. Protection of breeding birds
13. Artificial bat roosts to be agreed
14. Details of any pile driving to be approved and hours of operation
15. Decontamination of land
16. Approval of details of surface water drainage

