

Application No: 13/3575M

Location: MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QT

Proposal: Proposed erection of a marquee at Mottram Hall Hotel (resubmission)

Applicant: Andrew O'Brien, De Vere Hotels & Leisure

Expiry Date: 17-Oct-2013

Date Report Prepared: 27 September 2013

SUMMARY RECOMMENDATION

Approve, subject to conditions.

MAIN ISSUES

- Whether the proposal represents “appropriate development”, and if not, whether there are any “Very Special Circumstances” which clearly outweigh the harm caused by inappropriateness, and any other harm identified
- Impact on grade II* Listed Building / setting of a grade II* Listed Building
- Impact on the historic gardens

REASON FOR REPORT

This application is a resubmission of application 13/2346M, for the erection of a temporary marquee, for a 4 year period.

Under the Council's Constitution, this application is required to be determined by Planning Committee, as it is a major departure in the Green Belt. The previous application 13/2346M was determined by Northern Planning Committee. However, it was acknowledged at the meeting, that, if those Members had been minded to approve the application, it would have to be referred to Strategic Planning Board, as a departure. To reduce delays, it is considered more appropriate to bring the scheme directly to Strategic Planning Board.

The associated Listed Building Consent application is elsewhere on this agenda.

DESCRIPTION OF SITE AND CONTEXT

Mottram Hall is a grade II* Listed Building which is operated by De Vere as a four star hotel, with golf course and spa facilities. The building is set within extensive parkland and is accessed off Wilmslow Road via a tree lined drive.

Mottram Hall is situated in the village of Mottram St Andrew, which is a rural village located between Wilmslow and Macclesfield. The site is surrounded by Mottram Wood.

The hall itself is two-storey. It has been altered and significantly extended over the years, having recently undergone an extensive refurbishment programme.

The site lies within the North Cheshire Green Belt, Bollin Valley Area of Special County Value for landscape and Manchester Airport Safeguarding Zone in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This revised application seeks full planning permission for the erection of a temporary marquee, for a period of 4 years, in the eastern garden directly to the rear of the hall. It is in the same position as the previous application.

Access to the marquee would be through a demountable link from the hall.

The proposed marquee would be capable of accommodating up to 250 guests. It has been designed for use by corporate parties, wedding receptions and charity events. The development would create 596.5 square metres of floor space, including the demountable walkway / link. This represents a reduction in floorspace of 78m² from the previously refused scheme.

The marquee is made up of a number of elements: the walkway between the hall and the marquee, the entrance, the main structure, the catering area and the toileting facilities. The following table shows the alterations to the **internal** floorspace proposed:

	13/2346M	Current proposals (reduced)	Change in floorspace
Walkway/link	52.5m ²	49.5m ²	-3m ²
Main entrance	25m ²	25m ²	Nil
Main structure	450m ²	375m ²	-75m ²
Catering area	75m ²	75m ²	Nil
Toileting facilities	72m ²	72m ²	Nil
TOTAL	674.5m²	596.5m²	78m²

The height of the main structure is unchanged at 5 metres in height from floor level. The main body of the marquee would be fabricated in a white PVC fabric. The side elevation facing the lake and part of the front elevation facing the hall, incorporate glazed windows. The windows and door frames are UPVC.

RELEVANT HISTORY

- 13195PB Erection of a three storey extension to provide extra bedroom accommodation, managers flat, staff quarters and construction of extension to car park.
Approved with conditions 15.07.78
- 51109P Development of a golf course and related clubhouse and car parking as an adjunct to the present hotel
Approved with conditions 02.03.89
- 01/2651P Extensions & alterations to existing golf centre clubhouse
Approved with conditions 04.02.02
- 01/2723P Alterations, extensions & refurbishment of existing leisure
Approved with conditions 04.02.02
- 03/0224P New conference & banqueting facility with link deck over car park to provide 89 additional spaces & associated landscaping & engineering works
Approved with conditions 15.08.05
- 07/2323P External alterations comprising construction of disabled access ramps; steps & stone pillars; repositioning of front and rear entrances; alterations and infilling of window and door openings.
Approved with conditions 16.11.07
- 10/4469M Extension of time limit to 07/2323P - external alterations comprising construction of disabled access ramps; steps & stone pillars; repositioning of front and rear entrances; alterations and infilling of window and door openings.
Approved with conditions 02.02.11
- 13/0187M Proposed external spa and sauna rooms
Approved with conditions 20.03.13
- 13/2346M Erection of a marquee (Full)
Refused 01.08.13 for the following reasons:
1. *Impact on the Green Belt*
 2. *Impact on the character, appearance and setting of a grade II* Listed Building*
 3. *Harm to the character of the historic gardens*
- 13/2369M Listed Building consent for erection of a marquee
Refused 31.07.13 for the following reasons:
1. *Harm the character and appearance of the grade II* Listed Building*
 2. *Harm to the setting of the grade II* Listed Building*

POLICIES

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plan (January 2004).

Local Plan Policy:

The application site lies within the Green Belt, Area of Special County Value for Landscape under the MBC Local Plan 2004, and the building is grade II* listed, therefore the key policies in respect of this application are:

- GC1 – New buildings in the Green Belt
- BE16 - Setting of Listed Buildings
- BE18 – Alterations to Listed Buildings
- NE1 - Landscape protection and enhancement of Areas of Special County Value
- NE5 – Historic Parkland

The following conditions are also considered to be relevant:

- DC1 – Scale and design
- DC6 – Circulation and access
- BE1 - Design principles for new developments
- BE2 - Preservation of the historic environment
- DC8 - Requirements to provide and maintain landscape schemes for new development
- DC9 - Tree protection
- RT13 – Promotion of tourism

Other Material Considerations

The National Planning Policy Framework came into effect on 27 March 2012. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

The Framework identifies three dimensions to sustainable development: economic, social and environmental, which should not be undertaken in isolation as they are mutually dependent. The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The saved policies within the Macclesfield Borough Council Local Plan (2004) are still applicable, but should be weighted according to their degree of consistency with the NPPF. The Local Plan policies outlined above are consistent with the NPPF and therefore should be given full weight.

The key sections of the NPPF are:

- Presumption in favour of sustainable development;
- Protecting Green Belt land;
- Conserving and enhancing the historic environment;
- Supporting a prosperous rural economy.

CONSULTATIONS (External to Planning)

Highways

As there are a number of uses currently at the site, hotel, golf course, leisure centre and an existing venue for weddings there is a high demand for car parking within the site. There is an existing large car parking area situated to the north of the leisure centre and over the whole site there are 304 car parking spaces provided. The applicant has undertaken a parking occupancy survey throughout the day and peak level is indicated as 232 car parking spaces, so indicating that the full allocation of spaces is not taken up. However, there will be further demand from the marquee use and whilst there will be car sharing associated with the proposal there will be times when car parking demand will exceed the number of spaces.

Mottram Hall has a long drive in excess of half a mile and there will not be problems on the public highway road network with parking and any problems with parking will be contained within the site which is private. On most days throughout the year the parking provision will be adequate to serve the uses proposed at the site and on the limited occasions that demand is exceeded then there are internal roads that car parking can occur. It would be for the management of the Hall to deal with inappropriate parking taking place within the site.

As this application does not impact on the local highway network, no highway objections are raised to the proposal.

English Heritage

English Heritage advise that whilst they have no objection in principle to the proposed introduction of a marquee within the grounds of Mottram Hall, they are unable to support the application in its current form. They advise that the amendments do not address the harmful impact upon the heritage asset. They provide the following comments:

“The harmful impact of the proposal, which broadly lies in its disrupting the designed aesthetic and close relationship between the hall and its best surviving area of associated landscape, the negative effect on the key views which express this as well as undermining the fundamental character of the picturesque setting.... The application constitutes harm to a national heritage asset of outstanding value.”

“Any harm to a designated heritage asset - regardless of temporary nature or being ‘less than substantial’ – requires clear and convincing justification under paragraph 132 of the NPPF. In this case, the public benefits of the proposal must also be considered including the public benefits associated with protecting a valuable heritage asset.”

“Great weight should be given to the conservation of this valuable heritage asset in a manner appropriate to its significance, so that it can be enjoyed for its contribution to the quality of life of this, and future generations and achieve sustainable development.”

PARISH COUNCIL

Mottram St. Andrew Parish Council

Mottram St. Andrew Parish Council **unanimously support** the application. They provide the following comments:

Mottram Hall is a significant grade II* Listed Building which requires considerable investment to maintain the high standards that are required for the successful operation of this type of Country House business and it is vitally important to the area that this investment from the current owners continues and keeps the building in first class condition.

The proposal for a marquee pavilion will add to De Vere's ability to offer a full service locally with the provision of function facilities for weddings and events and ensure that the business remains competitive in a difficult market.

The success of this venture will provide local businesses with a new market place for those who trade in the function arena from florists to taxi companies and part-time as well as full-time staff and thereby improving the economy locally and sustaining the viability of Mottram St. Andrew's largest employer.

De Vere have demonstrated to the Council's satisfaction their intention to operate sympathetically within the rural environment and minimise the disturbance locally to residents, their livestock and pets by controls being exercised over the emission of noise from functions within the Hotel and marquee, as the functions will conclude at a time consistent with their existing licences and fireworks will no longer be used once their existing commitments are finished.

This development is also reversible by its nature as a temporary grant without lasting prejudice to the Hall itself or the grounds in which the marquee will stand and this provides the Council with comfort that the application should receive consent.

The grant of this application is seen by the Council as a reasonable step forward for the development of a successful business in Mottram St. Andrew which will bring benefits to the local economy and ought to be fully supported by them.

REPRESENTATIONS

The following is a summary of the representations received to date. Full copies of the responses are available on the planning file and on the CEC website.

Cheshire Gardens Trust

Cheshire Gardens Trust **object** to the proposal. They advise that the historic parks and gardens associated with Mottram Hall have been greatly altered by the development of the

golf course and hotel as associated infrastructure but much could potentially be learned from those features that survive, and they should not be put at a further risk. Although the marquee is a temporary structure, it could be heavily used.

They objected to the previous proposal (13/2346M) because of the potential detrimental impact on trees, and are still not convinced that the current proposal is much better. The tree report shows that the marquee and toilet block are still within the rooting zone of several mature trees. The tree report does not deal with the issue of potential damage during erection, use, or dismantling the marquee. Mottram Hall's trees are clearly a significant part of the surviving historic designed landscape but no effort has been made to date the trees or to show how they relate to the evolution of the historic landscape.

Campaign for the Protection of Rural England

The Macclesfield District C.P.R.E strongly object to these applications. They consider that visual amenity will be injured by this proposal and conspicuous from the Green Belt. A white marquee will be seen from the rural footpath along the Bollin Valley and far beyond. In addition, it will have a detrimental impact on an important Listed Building.

Macclesfield Chamber of Commerce & Enterprise

The Chamber of Commerce & Enterprise fully **support** these applications.

They were most concerned as a Chamber that the previous application was refused by the Authority as the only short fall to the service provided by the hotel relates clearly to the availability of a space which can cater for up to 300 people for meetings, conferences, weddings, etc.

They believe that is very short sighted of the Authority to refuse this application in light of the present economic decline and the very fact that the proposal is to provide up to 40 jobs with a structure which will have no permanent or long term impact on the Listed Building or its setting.

Having read the response from English Heritage and the details of the pre-submission meeting it is fairly clear that this is the most acceptable location in layman's terms and also with regard to the logistics of actually making the marquee an asset to the hotel. English Heritage do not object in principle to a marquee in the grounds.

Although the proposed marquee is 'development' it does not propose any alteration to the Grade II* Listed Building, however clearly the building is within its setting, but there is no loss or substantial long term harm to that setting. The building is temporary and once removed, the garden area can clearly be restored as necessary to its present state. There is therefore no harm to the building or its setting, yet the benefits to the hotel and the local economy must outweigh the minimal short term harm to the setting during the proposed 4 year period.

In this instance, the consideration of the proposed development against the framework as a whole shows that it meets the criteria for its economic and social role and that in considering the affects on the Heritage Asset over the proposed 4 year life of the application it also meets the environmental role.

Marketing Cheshire

Marketing Cheshire **support** the application.

They advise that the hotel is known throughout the North West and has brought considerable business and investment to the local and regional economy, as well as supporting jobs.

There is an increased demand for larger events at Mottram Hall Hotel, for charity functions, training, as well as conferences, and this new business would not only benefit the hotel but the wider business community in Cheshire as well as creating up to 40 local jobs.

Local businesses would directly benefit from the proposals.

The temporary would not have any long term impact on the Grade II* Listed Building or its setting as it is fully reversible, a temporary structure for four years, and does not require and alteration to the building.

Cirrus, Normans Hall & Royles Jaguar

Cirrus, Normans Hall & Royles Jaguar **support** the application, on the same grounds as Marketing Cheshire (above).

Pat Mc Millan advises that she held a ladies lunch in April for her local branch of the NSPCC and sold over 200 tickets, and advises there is nowhere else that can accommodate this number.

Prestbury Amenity Society

Prestbury Amenity Society strongly **object** to this Planning Application on the grounds that:

1. It is within the Green Belt.
2. It is out of character with the Green Belt
3. The noise generation over the Bollin Valley will be unbearably obtrusive.
4. As it is a plastic non-permanent structure it will be a blot on the landscape and will be seen from footpaths and the open green landscape.

APPLICANT'S SUPPORTING INFORMATION

A Planning Statement, Heritage Statement (and addendum), Design and Access Statement, Alternative site analysis, Arboricultural report, Transport Statement and supplementary letter have been received in support of the application, which are available on the planning file and on the CEC website.

OFFICER APPRAISAL

Reasons for refusal on application 13/2346M

In summary, the previous application was refused for three reasons:

- Impact on the Green Belt (insufficient Very Special Circumstances)
- Impact on the character, appearance and setting of a grade II* Listed Building (insufficient justification on Public Benefits)
- Harm to the character of the historic gardens (insufficient justification on Public Benefits)

Changes to the scheme

The key amendments to the proposal has been the overall reduction in scale of the building from 674m² to 596.5m² (internal measurements), an 11.5% reduction in floorspace; changing the permanent walkway to a demountable link, and a reduction in the time period when the maquee is in position from 5 to 4 years.

Green Belt considerations

Due to scale, degree of permanence and physical attachment of the marquee, in planning terms it has to be treated the same as any temporary building in the Green Belt.

Paragraph 89 of the NPPF and policy GC1 of the MBC Local Plan advise that new buildings of this nature represent “inappropriate development”, and “Very Special Circumstances” must exist which clearly outweigh the harm caused by inappropriateness and any other harm, such as a loss of openness, and harm to the setting of a Listed Building.

Assessment of Very Special Circumstances

The applicant agrees that the proposal represents “inappropriate development” and has suggests that the following “Very Special Circumstances” exist which outweigh any harm to the Green Belt:

1. The proposed development will ensure that the hotel maintains its competitive edge in the luxury hotel market of Cheshire. The facilities are required to ensure Mottram Hall keeps pace with the expectations of modern day customer requirements;
2. The proposed development will ensure the retention of approximately 166 jobs at the site and will create an additional 30-40 part time jobs as a result of the development. The creation of these direct jobs will also sustain and enhance employment in the locality through the use of local services and facilities;
3. This development is part of a £5.6 million investment at Mottram Hall to ensure its preservation and enhancement. Proposed works include the refurbishment of bedrooms, public areas, bar, restaurant, leisure and spa and golf facilities;
4. An increase in visitors will lead to a resultant increase in investment in the local economy;

5. The proposed location for the marquee has been carefully chosen as it is screened on to the west by Mottram Hall and the east by mature vegetation which lines the formal garden. The marquee will not be visible from the surrounding Green Belt;
6. The proposed development respects the setting of the nearby heritage assets and fits neutrally within the setting of the Listed Building;
7. The proposed marquee will accommodate activities which if held in the Hall, have the potential to cause an unacceptable risk to the interior of the building through accidental damage and general 'wear and tear';
8. The proposed marquee is wholly reversible and can be removed at any time in the future and the garden can be reinstated without affecting the setting or the character of Mottram Hall.

The economic arguments are considered to carry the most weight. Mottram Hall is an important local business in Cheshire. It generates significant investment, encourages tourism and supports 166 staff. The current proposals would generate 40 further roles, and would create indirect employment, which would boost the local economy.

The recent £5.6 million investment to the hall demonstrates De Vere's commitment towards preserving and enhancing the hall, for future generations. The works carried out have been to a high standard, reverting areas of the hall to their former use, and re-instating historical features. The provision of the marquee would help maintain the hall's competitive edge in the market, during uncertain economic times.

The proposed marquee could accommodate up to 250 guests, which would enable larger functions to take place, such as conferences, training, balls, weddings, launch parties etc. With the exception of Tatton Hall, there is nowhere locally which can accommodate this number of guests throughout the year.

Members need to be convinced that the economic arguments carry sufficient weight to clearly outweigh the harm to the Green Belt.

The fact the marquee is fully reversible, and the link is demountable should also be given some weight, as it could be argued that any harm will not be permanent. However, some consideration needs to be given to what will happen in 4 years time? If the business proposition is successful, and there is no change in circumstances, then the business may need to continue in this manner. In these circumstances, it is considered that only modest weight should be given to the fact the development is reversible, in terms of harm to the physical appearance of the premises.

The economic arguments are considered to be sufficient in the current economic climate to warrant a Very Special Circumstance case, which could outweigh the harm to the Green Belt, and the other harm identified. However, should an application be forthcoming toward the end of the 4 year period, the case would need to be carefully reconsidered based on the circumstances at the time.

Impact on the Listed Building / setting of the Listed Building

Policy BE16 of the Macclesfield Borough Local Plan states that development which would adversely affect the setting of a Listed Building will not normally be allowed. Chapter 12 of the Framework deals with conserving and enhancing the historic environment. As a Grade II* Listed Building, Mottram Hall is in the category of heritage assets of the highest significance.

The Framework advises that where a proposal will lead to “less than substantial harm” to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. It is considered that the proposal amounts to “less than substantial harm”, for the purposes of the policy.

In this case, whilst the Conservation Officer remains dissatisfied with the proposals, it is considered that very clear public benefits arise from the proposals, namely:

- Securing and expanding the business in a competitive market place during uncertain economic times;
- Significant investment to the local economy;
- Direct and indirect employment;
- Generating additional income which will help pay for the up keep of the hall and gardens.

Alternative siting?

Four alternative sites were considered for the siting of the marquee.



Site A – Land to the west of the front façade of Mottram Hall

Site B – Land to the east of Mottram Hall

Site C- Land to the north east of Mottram Hal

Site D – Land to the east of the rear façade of Mottram Hall (the application site)

Each site was assessed in terms of its sensitivity in heritage and visual terms, operational constraints, and other material considerations

Site A was considered unacceptable for the following reasons:

- Highly prominent visually from the entrance / drive;
- Unacceptable in heritage terms;
- Unsuitable from an operational perspective, as it is on the golf course and would disrupt the leisure offer;
- Unacceptable from a H&S perspective, due to its positioning on the golf course / guests congregating on the golf course;
- Would have to be larger than the proposed marquee to accommodate catering facilities within the marquee.

Site B was considered unacceptable for the following reasons:

- Comprises an extension to the formal gardens dating back to 1938-1940;
- Due to scale / position would result in the loss of the formally landscaped gardens;
- Would change the character and layout of the area;
- Would need to be larger to accommodate catering facilities, due to distance from the hall;
- Would require temporary footpaths for equal access, which would detract from the landscape setting of the hall.

Site C was considered unacceptable for the following reasons:

- Also located within the extension to the formal gardens dating back to 1938-1940;
- Would result in the loss of the tennis courts;
- Ground uneven and bounded by trees;
- Sewage treatment plant located to the north of the site, which is undesirable for an event space and the serving of food;
- Would not meet operational needs due from an amenity perspective, particularly due to guests congregating outside the marquee in summer months;
- Marquee would need to be larger to accommodate catering facilities, due to distance from the hall.

As a result of this analysis, site D was chosen for the following reasons:

- Positioned on eastern lawns, within original pleasure grounds;
- Located to the rear of the hall;
- Relatively flat;
- Self contained and less visible;
- Discrete / well screened & surrounded by trees;
- Within close proximity to the hall to allow for temporary catering and servicing facilities to be minimised;
- Access through a covered walkway when required.

It is agreed for operational reasons, the marquee needs to be positioned within close proximity to the hall. However, the position of marquee chosen is considered to have an adverse effect on the setting of the Listed Building. This has to be weighed up against the economic benefits of the proposal, and the fact that the proposal is for a temporary 4 year period and the development is fully reversible.

Impact on the Area of Special County Value for Landscape

Policy NE1 of the MBC Local Plan advises:

“In Areas of Special County Value the Borough council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance”.

Policy NE5 states:

“The Borough Council will promote the conservation and enhancement of historic landscapes, parklands and gardens. Development which would adversely affect the special historic interest, setting or the enjoyment of any part of their grounds will not normally be allowed.”

The siting of the marquee is on attractive landscaped gardens, which are relatively flat and open. The marquee will block views through the gardens, which is unfortunate; however, it is considered on balance that the economic benefits of the proposal outweigh the short term harm of the development.

Forestry

The Forestry Officer advises that the proposed structures can be implemented and managed without having a detrimental or negative impact on the adjacent tree cover, which is not protected as part of the Mottram Hall Tree Preservation Order. Therefore no objection is raised subject to conditions.

Tourism

Policy RT13 of the MBC Local Plan encourages improvements to services and facilities associated with existing tourist attractions, and the provision of new tourist attractions, providing they do not have a harmful impact on the character of the Countryside, Green Belt or Conservation Area. Similar guidance is provided in the Good Practice Guide on Planning for Tourism.

It should be noted that the current proposals do not provide any additional visitor accommodation, rather facilities to accommodate larger parties. The proposal will add to the offer of the Hall and it is considered that it would have benefits towards supporting the local rural tourism economy.

Sustainability

Sustainable development is at the heart of the National Planning Policy Framework. At paragraph 14, it advises

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay;

and;

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;

or

specific policies in this Framework indicate development should be restricted.

In this case, it is considered that on-balance the benefits just outweigh the harm of the development, particularly having regard to the temporary nature of the development, and the fact that it is 100% reversible. The development will not permanently harm the Green Belt, the historic garden or setting of the Listed Building. Therefore, it can be justified for a 4 year period.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The determination of this application is very much on-balance. On the one hand the development will have a temporary adverse impact on the openness of Green Belt & historic gardens and will harm the setting of the Listed Building whilst it is in place. On the other hand, there is a case that Very Special Circumstances exist and Public Benefits arise from the proposal in respect of securing and expanding the business during challenging economic conditions, significant investment to the local economy, direct and indirect employment and generating additional income which will help pay for the up-keep of the hall and gardens.

The scheme has been reduced in scale since the recent refusal by 11.5%, the former walkway has been replaced with a demountable arm and the timescale for the development has been reduced by a year, thereby reducing the harm of the development. This is welcomed by Officers and shows the applicant is trying to address concerns previously raised.

The NPPF advises that there should be a presumption in favour of sustainable development. At paragraph 14 it advises that development should be approved, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The tipping point in favour of the development in this case is the temporary nature of the development for a 4 year period, and the fact that the development is 100% reversible.

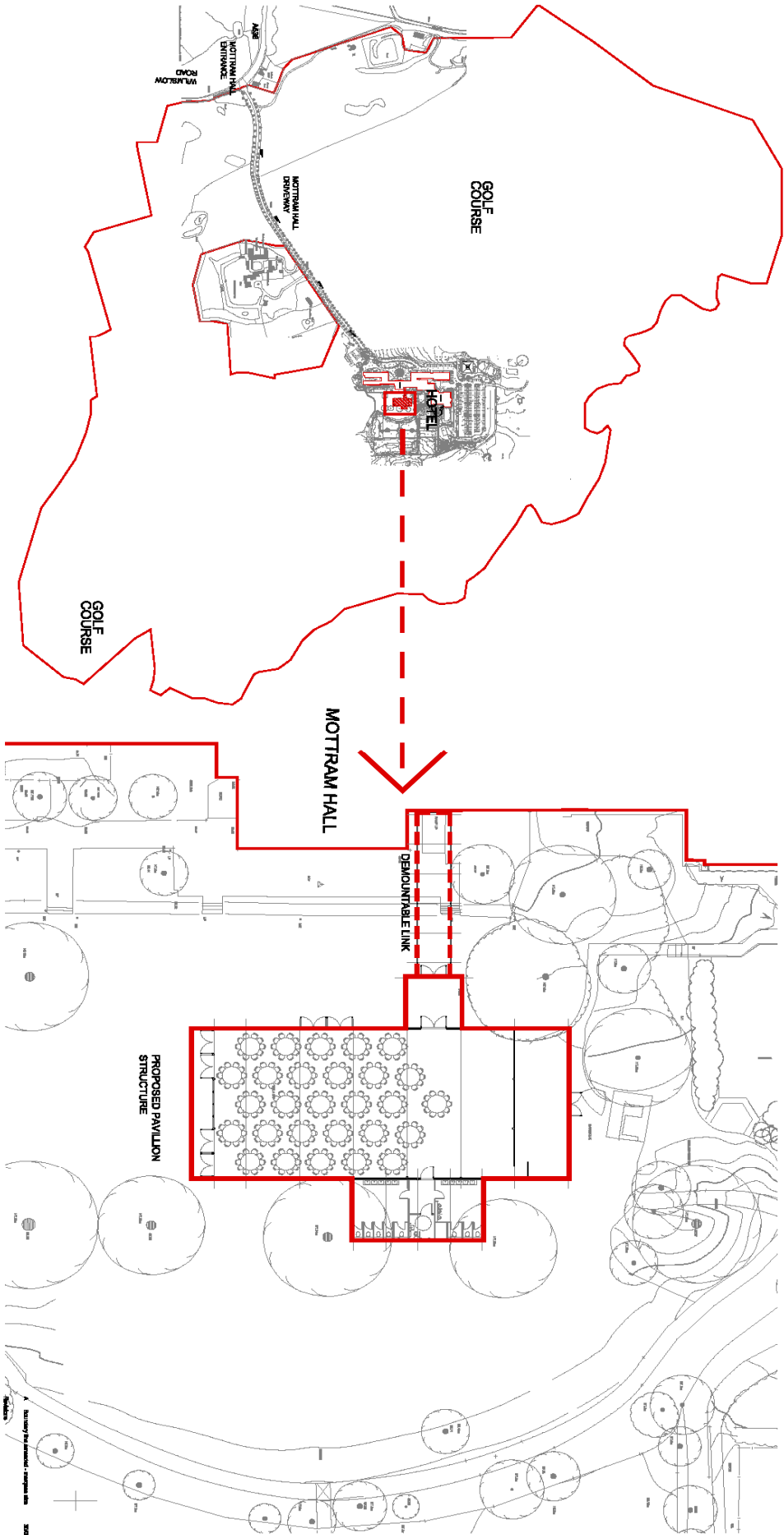
Members need to be aware that Local Planning Authorities are advised in the guidance that when a scheme is finely balanced, they should recommend approval, and give the benefit of any doubt to the applicant.

Subject to limiting the development to 4 years, it is considered that there will be no permanent harm, but it will give the business a short-term boost in the current economic climate.

The application is therefore recommended for approval, subject to the conditions listed below.

In the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or add additional conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Development Management and Building Control Manager, in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A04TR - Tree pruning / felling specification
4. Time limit of 4 years from 1st occupation
5. Prior to 1st occupation, submission of a scheme in respect of the operation of the demountable arm



LOCATION PLAN
1:5000

SCALE 1"=20'