

Planning Reference No:	P09/3400C
Application Address:	Council Depot, Newall Avenue, Sandbach CW11 4BH
Proposal:	New build development of 107 extra care apartments and associated extra care facilities and car parking
Applicant:	Nuala Keegan, Cheshire East Council
Application Type:	Outline
Grid Reference:	375652 360485
Ward:	Sandbach East & Rode
Earliest Determination Date:	10 December 2009
Expiry Dated:	19 January 2010
Date of Officer's Site Visit:	17 November 2009
Date Report Prepared:	8 December 2009
Constraints:	Wind Turbine Dev. Consultation Area Housing Allocation Protected Area of Open Space/ Recreation Facility

SUMMARY RECOMMENDATION

APPROVE subject to conditions.

MAIN ISSUES:

- The acceptability of the development in principle
- Layout, design and street scene
- Sustainability
- Impact on neighbour amenity
- Landscape and Ecology

1. REASON FOR REFERRAL

This application has been referred to the Strategic Planning Committee due to the significance of the application.

2. DESCRIPTION OF SITE AND CONTEXT

The site comprises of two distinct elements, the former Congleton Borough Council works depot accessed off Newall Road which is still in use and a private football pitch with associated pavilion.

The site is roughly triangular in shape narrowing to the north and then widening out to the south. It is bounded to the north by a line of four sheltered housing bungalows which are accessed off Union Street whilst to the south; the site abuts a children's play area which comprises of a small infants play area with play equipment and a larger area of open grass for informal sports and other activities. Further to the south are a number of properties which front onto Fairfield Avenue and overlook the site which lies to the north.

To the east is an area of cleared land which is currently open but does benefit from historic planning approval for the development of 70 dwellings and associated works. This scheme was granted in September 2007 (ref. 37691/3). A revised scheme has just been submitted (ref. 09/3535C) by the owners Morris Homes to develop the site for 43 houses with less reliance on flats and more provision of traditional houses. This application is currently under consideration by the Council and it is anticipated will be determined early in the new year.

To the west, the site is currently bounded by a high concrete panel fence some 2.2m in height. Beyond this lies Flat Lane which is principally used as a footpath but also provides vehicular access to a small private residential site know as the Caravan and to the football pitch. The remainder of the western boundary of the site beyond Flat Lane is abutted by the side garden of 48 Newall Avenue. Both properties to the west benefit from hedges some 1.7 to 1.9 m high for their boundaries

In terms of its character, the site is level with no noticeable changes in levels. A mature Silver Birch is located to the rear of the depot whilst the only other planting of note on the site consists of a series of trees along the eastern boundary.

3. DETAILS OF PROPOSAL

This application is for the development of 107 apartments divided into 52 no. 1 bed apartments and 55 no. 2 bed apartments. These will be available for a combination of 50% for rent, 25% for shared ownership and 25% for outright sale. The scheme is similar in nature to the recently approved scheme at Willowmere in Middlewich that was submitted by the former Cheshire County Council (ref. 06/1104/FUL).

The application is outline in nature with access, layout and scale initially being proposed for consideration and landscaping and appearance being held over for a reserved matters application.

Following discussion with the Strategic Highways Manager, the applicants have elected to have access considered at the reserved matters stage.

The scheme is to be managed by an extra care company on behalf of the Council. Whilst some of the units are for private sale, they cannot be sold on the open market as open market housing and will be retained for occupiers in need of extra care provision. This can be controlled through the use of conditions.

In terms of the physical character of the development, the main part of the building is to be three storey in nature but on the northern and western ends where the building comes close to neighbouring dwellings, the building is brought down to a traditional two storey level.

Although the application is outline only, the applicants have provided indicative elevation details of the main elevation to the front of the building. The overall character and appearance of the building is of a building with prominent levels of glazing interspersed with forward projecting gables and verandas.

Where there is a risk of overlooking, for example on the elevations facing neighbours, the applicants have indicated that these elevations would be blank to maintain privacy. The final details would however be addressed through a reserved matters application if this outline scheme were to be approved.

Access is to be gained off Newall Avenue in approximately the same position as the existing access into the Council Depot and the parking area for 52 vehicles is to be situated at the front of the development.

Secure garden areas for the residents are also to be provided around the building to the north and east. Additional landscaping is also to be provided.

4. RELEVANT HISTORY

The use of the site for a depot and football pitch has been in place for many years. The planning history for the site therefore relates more to incremental changes in the character of the site.

Notable applications include 13712/3 and 13218/3 both approved in 1981, for the expansion of the site and alterations to the configuration of the adjacent play space and also 24604/3 approved in October 1992

5. POLICIES

National Policy

PPS 1: Delivering Sustainable Development
PPG 13: Transport
PPS17: Planning for Open Space, Sport And Recreation
Department for Transport – Manual for Streets

North West of England Plan - Regional Spatial Strategy to 2011

DP1 Spatial Principles
DP7 Environmental Quality

Cheshire Replacement Waste Local Plan

Policy 11 (Development and Waste Recycling)

Congleton Borough Council Local Plan First Review 2005

PS7 Green Belt
GR1 General Criteria
GR2 Design
GR6 Amenity and Health
GR9 Accessibility, servicing, and parking provision
RC1 Recreation and community facilities – General

6. CONSULTATIONS (External to Planning)

Environmental Health

No objection to the development proposed although conditions in respect of the following are proposed:

- A contaminated land Phase 1 report shall be submitted to, and approved in writing by the Local Planning Authority with a Phase 2 report and, if necessary remediation works to be undertaken.
- The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
- Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.
- No development shall commence until an assessment of traffic noise [and vibration] has been submitted to and approved in writing by the Local Planning Authority. The recommendations in the report shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted. The assessment must also incorporate the potential impact on the proposed properties from the surrounding industrial premises.
- No development shall take place until an air quality impact assessment has been submitted to and approved by the Local Planning Authority. The impact assessment shall address the following issues;
 - Current air pollution levels around the development site;
 - Details of potential sources of air pollutants as a result of development activities;
 - Measurable changes (increase and/or decrease) to air pollution concentrations as a result of development activities;
 - Comparison of predicted changes in air pollution concentration to current air quality standards;
 - Precise details of any methodology/guidance used in the assessment of air quality impact;
 - Proactive measures to address potential air quality issues where appropriate.
- Heavy goods vehicles should be restricted and shall only access the site from 9 am to 5 pm Monday to Friday and 9 am to 1 pm on a Saturday.

Nature Conservation Officer

The officer has commented to note that no evidence of protected species was recorded and accordingly they are satisfied that there are no significant adverse ecological impacts associated with the proposed development.

It was noted however note that there may be some removal of trees from the site and so it is recommend that two conditions are attached to any permission granted to ensure that breeding birds are not disturbed during site clearance work and to ensure that some additional provision is made for breeding birds as part of the development of the site

Senior Landscape & Tree Officer

Although stated on the application proforma that there are no trees and shrubs on the site, and no tree survey has been provided, there are some shrubs and a Silver Birch located within the council depot area and trees on the eastern boundary of the site. Whilst apparently healthy, the Silver Birch tree is not exceptional. The belt of trees to the east would be removed in order to implement approved residential development on adjoining land. None of the trees are subject to TPO protection and if the development is deemed acceptable, replacement planting could be secured in mitigation.

The proposed layout would appear to provide reasonable scope for landscape treatment to the west and within the resident's garden areas. The location of the bin store has a poor relationship with the public footpath. To the north, south and east, where the building extends close to the boundaries, there would be less scope for landscape treatment and this could be an issue. To the south, I anticipate that there would need to be a secure boundary with the POS and I would not want a situation to arise whereby ground floor properties had a poor quality outlook - say to a tall security fence or wall with little scope for landscape treatment at pinch points.

From the east, where residential development is approved, and the north where there are bungalows on adjoining land, the building could appear overbearing- a situation which could not be mitigated by landscape treatment.

A comprehensive detailed landscape proposal would be required in due course.

Highways Authority

In principle the Strategic Highways Manager has no objection to this type of development for this site and sees potential benefit in terms of traffic generation compared to the current available use option.

In general, the local highway infrastructure is likely to adequately serve the site, however a Traffic Statement in accordance with DfT Guidance is required to provide robust figures and assessment, should a detailed application be brought forward. The Traffic Statement will need to adequately justify parking ratios and service access to the site. The Traffic Statement should be accompanied by a Travel Plan for the site to the satisfaction of the LPA.

As the access detail at this stage is insufficient to demonstrate the design of the entrance to the development, there will need to be provision of a detailed plan of the proposals at the reserved matters stage.

As it is anticipated that a junction design can be achieved, the Strategic Highways Manager would recommend that a detailed junction design plan be provided prior to determination and in this instance would have no objection if approval for access details was removed from the outline application and be reserved for the future application.

Natural England

No comments received at the time of the report being written.

Sport England

No comments received at the time of the report being written.

Contaminated Land Officer

No comments received at the time of the report being written.

7. VIEWS OF THE PARISH / TOWN COUNCIL

At the time of the preparation of the report, no comments had been received from the Town Council.

8. OTHER REPRESENTATIONS

At the time of preparation of the report, two letters of objection had been submitted to the Council from the two neighbours to the west of the site. Both residents raised concerns over the impact that the development would have on access and egress arrangements along Newall Avenue and subsequently out on to Crewe Road. Acknowledgement is also given to the comments on access and impact of the development submitted through public consultation period as detailed in section 9 below.

9. APPLICANT'S SUPPORTING INFORMATION

Transport Assessment

An initial transport assessment was prepared by the applicants and submitted with the application.

Consultation Statement

Two consultation exercises were undertaken on 29 September and 1 October in Sandbach to gauge the public's impression of the development proposed. 20 comments were received which were mostly in favour of the scheme though some people expressed concern about the accessibility of the site to traffic and in one case about the loss of the football field.

Sustainability Statement

A statement has been produced by the applicants indicating measures that will be adopted in seeking to develop the care home to meet Level 3 of the Code for Sustainable Homes.

Wildlife Surveys

The applicant has commissioned a report from JW Ecological Ltd in respect of protected species that may be present on the site.

Design and Access Statement

The applicants have produced a Design and Access statement which examines the viability of the proposal and the character of the surrounding area. The document also provides indicative details on how the final form of the development may be realised at the Reserved Matters Stage.

Flood Risk Assessment / Drainage Strategy

As the site is over a hectare in size, a Flood Risk assessment has been produced by Sutcliffe. The assessment has established that the site is in Flood Zone 1 with a risk of flooding of less than 1 in 1000 years. A number of conditions have been proposed in respect of the details of the form of the building to enable it to withstand any flooding and for the provision of attenuation.

10. OFFICER APPRAISAL

Principle of Development

As the site is identified in the Congleton Local Plan as a site for housing development under Policy DP2 (S1), it is felt that the development of this site for another uses within Use Class C (C2: Extra Care) is acceptable in principle.

Despite this allocation however, the site is also identified in the Local Plan as being a protected area of open space/ recreation facility.

If this scheme was being brought forward in isolation from any other development in Sandbach, there would be a noticeable concern over the loss of the existing sports pitch. More recently however, the Council has granted approval for the development of 10 football fields and associated changing facilities on land off Hind Heath Road. (ref. 09/2058C).

Paragraph 13 of PPS 17 acknowledges that development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The key criteria though is that the new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. In addition, wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities.

It is felt that although this facility is away to the south west of the current site location, the greater quantity and improved quality of the provision including the provision of an all weather 3G pitch represents a more than appropriate alternative provision to off set the loss of the old pitch meeting the criteria set out in the PPS.

Discussions have been held with Sport England on this particular point and it is understood that the development of additional facilities in the Sandbach area is acceptable to offset the loss of this site but detailed comments are awaited and will be reported though an update sheet.

Guidance is also given in PPS 17 that Local Authorities should use planning obligations or conditions to secure the exchange land, ensure any necessary works are undertaken and

that the new facilities are capable of being maintained adequately through management and maintenance agreements.

As the scheme at Hind Heath Road has now received planning approval and has funding in place through the Football Association together with the Council, the need for an obligation in this instance is not felt to be necessary.

Layout, Design and Street Scene

Although outline only at this stage, the building has been designed predominantly as a three storey structure lowering to two storey only on the west and northern ends.

Many of the surrounding properties are two storey in nature or, in the case of the properties to the north, single storey. As a result this scheme will appear as a noticeable change in the character of the area. There are some larger properties in the local vicinity however including the Homebase centre off Old Mill Road and the Waitrose store, both to the north. In other directions though, there are few buildings of similar scale. The Sandbach School off Crewe Road is a significant sized building but its impact on the character of the area is diminished by the separation of the various elements of the building and the distance of the building away from the public highway.

In principle, it is felt that the scale and form of development proposed will not have an severe impact on the character of the area. The stepping down of the built form at the peripheral edges helps to ensure that the immediate impression of the building will be one of a more domestic scale of architecture in keeping with the general development pattern surrounding the site. The transition from two through to three storey development will not then be a significant step change and the larger part of the building will not have a harsh impact on the street scheme which may be considered unacceptable.

The form and shape of the building is then proposed to be broken up through a number of architectural features such as the projecting balconies and the relatively high level of glazing which in turn results in a reduction in the amount of brickwork visible and so result in a less dominant and bulky form of architecture.

Sustainability

Consideration has been given to the sustainability of the scheme particularly in light of the policies in the regional strategy. A Renewable Energy Statement has been provided by the applicants and this sets out that the development is intended to meet Level 3 of the Code for Sustainable Homes.

This is to be achieved through improved thermal efficiency of the building products and additional insulation, reducing air permeability and minimising requirements for mechanical ventilation. Improved heating sources are also to be used and care is to be taken in the detailed design to minimise thermal bridging.

Reduced water consumption and increased use of sustainable construction materials will also minimise the impact of the development on the environment.

The applicants have indicated some recycling facilities near to the front of the site and whilst the location of the buildings is somewhat close to the boundary of the site, the principle of provision is welcomed and it is felt that this element of the scheme can be resolved at the reserved matters stage.

Amenity

The relationship of the building to the neighbours on the northern and western boundaries is one of the key issues of concern.

The bungalows to the north already had a concrete panel fence approximately 2.0m high at the end of their gardens so do not have a completely open view. The northern gable wall of the building is proposed to be 14.0m away from the rear of the bungalows which slightly exceeds the 13.8m separation distance suggested in Local Plan Supplementary Planning Guidance.

At this close relationship, consideration is given to whether there are any factors which would require a greater separation distance. Given the existence of the existing fence it is not felt an objection could be sustained on issues of loss of light especially considering the proposed development will be two storeys. The applicant has also confirmed that it is their intention that this elevation be free of windows to prevent overlooking. On this basis, it is felt that this element of the scheme is acceptable in outline and can adequately be controlled through conditions to manage any reserved matters application.

The distance between the development and the properties off Fairfield Avenue to the south are approximately 48m which normally would provide for a more than adequate separation distance. As the development on this end of the building is to be three storey in nature with the possibility of balconies being provided additional consideration has to be given to the impact on the neighbours. At the moment, the park to the rear of the properties in Fairfield Avenue allows close views of the rear of the existing houses especially the first floor. Although the rooms in the care home may allow some overlooking of the properties to the south, it is felt that the distances involved between not only the rear of the buildings but also the private garden areas is still considerable and in excess of what would normally be expected in a situation where domestic properties back on to each other in a normal residential area and there is overlooking from bedrooms into other properties surrounding.

Landscape and Ecology

Consideration has been given to the EC Habitats Directive 1992 which requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places,

- In the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment

and provided that there is

- No satisfactory alternative and

- No detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK implemented the Directive by introducing The Conservation (Natural Habitats etc) Regulations 1994 which contain two layers of protection

- A requirement on Local Planning Authorities (“LPAs”) to have regard to the Directive’s requirements above, and
- A licensing system administered by Natural England.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. “This may potentially justify a refusal of planning permission.”

PPS9 (2005) advises LPAs to ensure that appropriate weight is attached to protected species “Where granting planning permission would result in significant harm [LPAs] will need to be satisfied that the development cannot reasonably be located on any alternative site that would result in less or no harm. In the absence of such alternatives [LPAs] should ensure that, before planning permission is granted, adequate mitigation measures are put in place. Where ... significant harm ... cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.”

PPS9 encourages the use of planning conditions or obligations where appropriate and again advises [LPAs] to “refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.”

The converse of this advice is that if issues of detriment to the species, satisfactory alternatives and public interest seem likely to be satisfied, no impediment to planning permission arises under the Directive and Regulations.

In this case, consideration is given to the findings of the protected species survey undertaken on behalf of the applicant. This report has established that there are no species of note on the site and therefore a licence from Natural England is not required in this instance.

The Nature Conservation Officer has suggested two conditions in respect of controlling development during the breeding bird season and these are felt appropriate and are therefore recommended.

Public consultation

At the time of the preparation of the report, only two comments had been received directly in respect of this application. Both of these commented on the suitability of the access arrangements along Newall avenue and the subsequent impact on Crewe Road. Additional comments on a similar nature were also received during the developers consultation exercise and these are noted.

The issue of access to the site is one that has been considered by the Strategic Highways Officer and on this point no objection has been raised.

It is noted that another comment received during the public consultation event made comment on the scale and character of the development. Whilst the building will be larger than many of the other structures in the area, it is felt that the scheme will not have a detrimental impact on the overall character of the area or the street scene nor will it harm existing residential amenity levels. Accordingly, it is your officers opinion that the form of development proposal is acceptable.

Highways and Parking

This matter has been considered by the Strategic Highways Manager. In principle they have no objection to the development being proposed. The applicants had initially requested that access be approved at the outline stage but in light of the fact that some additional work is required on the detailed design of the site

The officer is of the opinion that this proposal will offer betterment over the current use of the site. It is felt that the proposed use will generate limited numbers of traffic movements and the parking provision belies the traffic generation, but is a necessity for a few occasional times like Christmas and Mother's Day etc.

The scoping report confirms the Officers view on traffic based on experience of a few sites throughout the Authority which would underpin the views on this site.

The access itself - and its design - can be resolved at detailed stage, through pre application meetings with the applicant to resolve detailed design issues to accommodate the various movements in safety during operation and this should be accompanied by a Traffic Statement.

Drainage and Flood Risk

The applicants flood risk assessment has shown that the proposed development will not be at risk from flooding nor will it exacerbate flooding in other areas. As a matter of good practice, the applicants have drainage consultant has put forward a series of conditions to make use of sustainable drainage techniques and these are welcomed by officers.

11. CONCLUSIONS

Having due regard to all other matters raised, it is considered that the proposal complies with the relevant Development Plan policies, as set out above and in the absence of any other material considerations, it is recommended for approval subject to conditions as set out below.

12. RECOMMENDATIONS

Approve subject to the following conditions:

- 1. Time limit on outline permission**
- 2. Submission of reserved matters (access, landscaping and appearance)**
- 3. Details of materials to be submitted**
- 4. Drainage and surfacing of hard standing areas**
- 5. Landscaping - submission of details**
- 6. Landscaping conditions - implementation**
- 7. Submission of a scheme for the provision and implementation of a surface water regulation system (SUDS scheme)**
- 8. Submission of a scheme for the management of overland flow from surcharging of the site's surface water drainage system**
- 9. Submission of a scheme to dispose of foul and surface water**
- 10. The following components of a scheme to deal with the risks associated with contamination shall be submitted:**
 - A contaminated land Phase 1 report shall be submitted to, and approved in writing by the Local Planning Authority (LPA).**
 - Should the Phase 1 report recommend that a Phase 2 investigation is required, a Phase 2 investigation shall be carried out and the results submitted to, and approved in writing by the LPA.**
 - If the Phase 2 investigations indicate that remediation is necessary, a Remediation Statement including details of the timescale for the work to be undertaken shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with the submitted details.**
 - Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.**
- 11. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:**
 - the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;**
 - the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
 - the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved)**
;
 - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
 - the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

12. Notwithstanding the details shown on the approved plan a revised parking and turning layout to be submitted, approved and implemented.

13. Construction site to be subject to the following hours of operations

Monday – Friday 8.00hrs - 18.00hrs

Saturday 8.00hrs - 13.00hrs

With no Sunday or Bank Holiday working

14. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

15. No development shall commence until an assessment of traffic noise [and vibration] has been submitted to and approved in writing by the Local Planning Authority. The recommendations in the report shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted.

16. Due to the development-taking place amongst residential properties, heavy goods vehicles should be restricted and shall only access the site from 9 am to 5 pm Monday to Friday and 9 am to 1 pm on a Saturday. Therefore prohibiting overnight parking and early morning deliveries so reducing any unnecessary disturbance.

17. No development shall take place until an air quality impact assessment has been submitted to and approved by the Local Planning Authority. The impact assessment shall address the following issues;

- Current air pollution levels around the development site;**
- Details of potential sources of air pollutants as a result of development activities;**
- Measurable changes (increase and/or decrease) to air pollution concentrations as a result of development activities;**
- Comparison of predicted changes in air pollution concentration to current air quality standards;**
- Precise details of any methodology/guidance used in the assessment of air quality impact;**
- Proactive measures to address potential air quality issues where appropriate.**

18. No windows in the north gable elevations unless fitted with obscured glazing and no opening lights.

19. Precise positioning of buildings and finished floor levels to be set out on site for inspection and the written approval of the Local Planning Authority.

20. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.

21. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.

22. The reserved Matters application shall contain a detailed waste audit scheme relating to the construction and subsequent use and occupation of the close care apartments and care village, to include details of:

- i the anticipated nature and volumes of waste that will be generated by that phase;**

- ii measures to minimise the generation of waste as a result of demolition, building, engineering and landscape works;
- iii measures to maximise the re-use of such materials on site;
- iv. measures to be taken to ensure effective segregation at source of other waste arising during the carrying out of such works, including the provision of waste sorting, storage, recovery and recycling facilities as appropriate;
- v. measures to be taken to encourage the users and occupiers of the completed development to manage their waste effectively and sustainably, including the provision of;
 - Storage within individual apartments of waste and material for recycling
 - readily accessible community facilities
 - the layout being appropriately laid out to allow for the effective and efficient collection of waste and material for recycling;
 - provisions for monitoring (i) to (v) above and
 - the timing of its implementation

The measures forming part of the approved scheme shall be carried out in accordance with it.

