

Application No: 18/6157M

Location: The Owls, LEGH ROAD, KNUTSFORD, CHESHIRE, WA16 8NT

Proposal: Demolition of existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 4-Bedroom detached family residence. (revised plans for reduction of length of rear projection on northern side; single vehicular access; change to materials; amendments to roof lights)

Applicant: Mr Peter Hawley

Expiry Date: 13-Feb-2019

SUMMARY

The application lies within the Legh Road Conservation Area and within a Low Density Housing Area in Knutsford. The application seeks Full Planning Permission for demolition of the existing 1920s Cottage and replacement with a new 4 bedroom detached dwelling.

The current application is the third on the site for a replacement dwelling, the first, 17/5355M having been withdrawn, followed by 18/2564M refused 08 October 2018.

Subject to conditions it is considered that the development is acceptable in terms of design, impact on the Conservation Area and Low Density Housing Area, residential amenity, trees, landscaping, pollution, highways, nature conservation and water management planning policies both at a local and national level.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REPORT

The application has been called into Northern Planning Committee at the request of Cllr Tony Dean, on 07 January 2019 for the reasons below:

Complete lack of detail on hand drawn submission plans

Large number of factual and visual inaccuracies in submission documents

Increase in height, width, footprint and bulk from previous refused application

Overbearing to neighbours

Against saved policies regarding Conservation Area, and against Policies in submitted Neighbourhood Plan

Not in keeping with the street scene in this Conservation Area

Since this time amendments have been received for the scheme, and this report relates to the latest revisions to the proposal.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached two storey dwellinghouse dating from circa 1920s in the Legh Road Conservation Area with protected trees fronting the boundary to Legh Road, and garden to the rear (west) of the house. The property was formerly known as “Arngibbon”. The site is surrounded by other large detached properties within spacious landscaped plots.

DETAILS OF PROPOSAL

The application seeks full planning permission for demolition of the existing dwelling and replacement with a new 4 bedroom detached dwelling. The scheme includes an additional vehicular entrance south of the existing entrance, with new resin bound gravel path with kerbs.

RELEVANT PLANNING HISTORY

81026P SINGLE STOREY REAR EXTENSION AND REAR DORMER EXTENSION
Approved with conditions 20-May-1995

17/5355M Demolition of the existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 4-Bedroom detached family dwelling including a basement. Withdrawn 17-Jan-2018

18/2564M Demolition of the existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 3-Bedroom detached family residence including a basement. Refused 08-Oct-2018

POLICIES

Cheshire East Local Plan Strategy (CELPS):

MP1 Presumption in Favour of Sustainable Development
SD1 Sustainable development in Cheshire East
SD2 Sustainable development principles
SE1 Design
SE2 Efficient Use of Land
SE3 Biodiversity and Geodiversity
SE4 The Landscape
SE5 Trees, Hedgerows and Woodland
SE7 The Historic Environment
SE12 Pollution, Land Contamination and Land Instability
SE13 Flood risk and water management
Appendix C – Parking Standards

Macclesfield Borough Local Plan – saved policies (MBLP)

BE13 Legh Road Conservation Area
DC3 Amenity
DC6 Access and Parking
DC8 Landscaping
DC9 Tree Protection
DC38 Space, light and privacy
DC41 Infill Housing Development
NE11 Nature Conservation
H12 Low Density Housing
DC63 Contaminated land

Knutsford Neighbourhood Plan – Made 14th March 2019

D1 Knutsford Design Guide
D2 Local distinctiveness
HE1 Landmarks, Views, Vistas and Gateways
HE2 Heritage Assets
HE3 Conservation Areas
H2 Previously Developed and Infill Development

Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance (NPPF) 2019
Cheshire East Residential Design Guide SPD 2017 Volumes 1 and 2
Legh Road Conservation Area Appraisal

CONSULTATIONS (external to planning).

Revised plans have been received during the course of the application. Initial drawings were hand sketched and replaced by CAD drawings for the same proposal (21 January 2019). Subsequent amendments have been received on 22 February and 9 April, and neighbours and the Town Council were re-consulted at each stage, along with selected consultees as considered necessary.

Highways – no objection (both to initial proposal and latest amendment). Informative required regarding the need for a S184 Agreement under the Highways Act 1980 .

United Utilities – (In response to initial proposal) Recommendations for hierarchy of drainage options and condition for foul and surface waste to be on separate drainage systems.

Environmental Protection – (In response to initial proposal) Informatives/conditions requested.

Knutsford Town Council - Objection (to initial hand drawn sketch proposal - December 2018)

Key points as follows:

- Neighbours privacy
- Impact on light on neighbouring properties
- Height – impact on street scene
- Impact on character of Conservation Area
- Loss of a period property
- Lack of space between properties
- Lack of detail on drawings initially submitted

Following the revisions replacing hand drawn sketches with CAD drawings (received 21 January 2019) the Town Council responded with the points previously raised, with the additional points as follows:

- Concern of the relationship between the building's height, width and depth.
- Considered the proposal contrary to CELPS SE1, SE7 and KNP HE1, HE2, HE3.
- Concerns over accuracy of plans and boundaries, and information in the Design and Access statement.

Following amendments received 22 February, removing the “side wings” the Town Council responded raising issues as follows:

- Concerns over non standard scales being used
- Inconsistency of measurements
- Query over change of opinion from the Conservation Officer

Final amendments were received in April, which removed the single storey rear element, removed one of the vehicular entrances and amended materials. In response to this Town Council re-iterated previous issues raised.

REPRESENTATIONS

(Initial hand drawn sketch proposal)

Representations were received from 18 addresses to the initial proposal, (including one non local address on behalf of a relative who is stated as a neighbour, neighbour's address not provided, and including the South Knutsford Residents Group). 12 of the above have submitted objections, 6 in support. Full comments can be found on the application file, the following are key issues raised:

Objections / Concerns raised by members of the public/neighbours:

- Little change since previous application
- Quality and clarity of initial drawings
- Inaccuracies on the drawings and no dimensions provided
- Loss of existing 1920s building of character
- Out of character with the Conservation Area
- Proximity to neighbouring properties, space between buildings
- Scale of proposal for the size of the site
- Height of the building in the street scene
- Concern over demolition and building work hours
- Concern over piling
- Traffic management during construction concerns
- Lack of information/details particularly on materials specifications
- Cladding not in keeping with the area

- New structures on the existing site
- Concern for retrospective applications/ future additional development - basement and/or further ground floor outriggers
- Amenity impact on neighbours- loss of light, overbearing, privacy
- Party Wall concerns

Comments in Support:

- No impact on existing trees
- Time considerations, impact of the existing disused building
- Comments on design – considered attractive, variety of design considered positive, existing variety of house designs

Revisions replacing hand drawn sketches with CAD drawings (received 21 January 2019)

Responses from 9 addresses in objection, again including one non local on behalf of a local resident, and the SKRG. Issues raised are included in those listed above.

Amendments received 22 February

8 objections were received, from neighbours/members of the public, including one from the South Knutsford Residents Group and 7 from neighbouring/nearby properties.

These included a number of the issues raised above.

April amendments

Representations were received from 9 addresses of neighbours/members of the public, plus the SKRG, raising concerns/objections as outlined above. One comment welcomes removal of previously proposed timber boarding but still concern over lack of detailing to design.

OFFICER APPRAISAL

Principle of Development

The site is located within a predominantly residential area of Knutsford and in the Legh Road Conservation Area where development involving a replacement dwelling may be acceptable subject to compliance with relevant planning policies.

Design and Impact on the Conservation Area.

CELPs policy SE 7 requires new development to seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment. Policy SD2 (1i) requires proposals to contribute positively to an area's character and identity, creating or reinforcing distinctiveness in terms of:

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features;
- d. Massing of development - the balance between built form and green/public spaces;
- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene and the wider neighbourhood.

Relating specifically to the Legh Road Conservation Area, Macclesfield Borough Local Plan saved policy BE13 seeks to preserve and enhance:

1. The low density housing.

2. The interesting and individual design of the large houses set in spacious grounds with mature trees and grounds.
3. The boundary enclosures, comprising boundary walls, shrubs and trees.

The Conservation officer's initial comments on the application outlined the character of the Legh Road Conservation Area as follows:

"The Legh Road Conservation Area is a residential area, most dwellings being detached and sitting within large plots. Many of the houses are architect designed and there is considerable variety in their appearance and the external construction materials used. A number of dwellings are designed with a principal central element with lower elements to the sides. The roads in the Conservation Area are typically lined with mature trees and are laid out with grassy verges, with mature planting on the frontages of many buildings, which filters views of the buildings beyond. The southern end of Legh Road has a slightly different character than the north side, slightly smaller plots and houses form the early 20th century, some have been demolished and rebuilt with larger dwellings, but generally the plots are spacious and mature planting maintained, retaining the character of the conservation area and allows some permeability in terms of views to the rear and provides a sense of spaciousness in the street scene."

The following key points were raised by the Conservation Officer:

- The proposal should not be a dominant feature in the street scene
- Alterations from the previous scheme include some variation in roof heights and designs
- Two storey side wings create a prominent large dwelling with little relief from the entire frontage
- The building sits closer to the road than other dwellings in the street.
- Neighbouring replacement dwellings maintain a spacious setting and mature planting, have varying eaves and ridge heights, and overcome dominance through interesting gable details and changes in height.
- The building sits uncomfortably between adjacent Somerville and Oak Lodge, creating a cluster of development inconsistent with the surrounding grain of the area, intense in its presence within the street scene.

The comments include the following:

"The plot position and size varies to neighbouring [properties] and therefore makes it hard to draw direct comparisons with neighbouring properties, where the design fails is in its positioning on the size, filling the plot in width. The overlap between the footprint of the proposed replacement dwelling and the neighbouring boundary makes this relationship appear uncomfortable."

To be acceptable there needs to be a significant reduction in footprint to bring the building away from the boundaries of the site /or reduction in the massing of the building, especially to the side wings, whereby they could be single storey only. Revisions have been made from the previous comments made, but haven't addressed the full extent of the issues raised. It has been suggested the two replacement dwellings either side of The Owls fill the plot to the boundary, however, each site must be taken on its own merits and the merits of each scheme

considered. There no uniformity in the width or size of plots within the conservation area, each must be taken on its own merits. Whilst the CAA sets out that plot sizes for new dwellings should be no smaller than 0.3 hectares, the plot sizes of the significant majority of dwellings on Legh Road are within this figure."

The Conservation Officer concluded that the proposal would cause harm and a negative impact, and would not preserve the character and appearance of the Conservation Area.

In response to the above, the agent provided amendments to the scheme (February 2019) which remove the "side wings", to the north and south of the building, which reduces the overall width and massing of the proposed building within the street scene.

The Conservation Officer has provided the following comments following these amendments:

"The latest revisions to the current application reduce the width of the building, allowing visual relief between adjacent properties which is in keeping with other properties and boundaries within the Conservation Area. The eaves are significantly lower than the previous refusal, with a steeper pitch resulting in a reduced bulk to the roof and development which is consolidated and has more architectural variation, especially important to the front elevation. Collectively, these architectural changes, deep set backs on the front elevation, varying eaves, and interesting fenestration has resulted in a more appropriate and comfortable elevation which addresses Legh Road.

Whilst the garage element is further forward it is not significantly further than the adjacent property to the north and the layout echoes the staggered building line between properties either side.

There is an increase in overall footprint, however, it is noted that this utilises roof space with elements of the two storey section appearing 1 ½ story rather than a full two storey.

Concerns have been raised with the planning officer over the use of timber cladding, however so not to delay the application, these materials can be provided in full for later discussion by conditions.

The changes made have addressed my concerns, the demolition and acceptable replacement dwelling does not harm the conservation area, therefore the proposed development will have a neutral effect on, and therefore preserve the character and appearance of the CA, it is compliant with the objectives in the Macclesfield Local Plan and the NPPF, which seek to ensure development preserves and enhances the character or appearance of Conservation Areas. It will also comply with saved MBC policy on low density housing, which seeks to ensure that development within low density housing areas is sympathetic to the character of the established area and plot width and apace should be commensurate with the surrounding area.

Subject to conditions on materials to be provided for full consideration /samples and a full landscape scheme, it is acceptable. I also request PD right be removed so to restrict development which could undermine the above permission."

The proposed ridge height at 8.1m is between the highest points of the buildings either side, based on approved elevations to Chimneys (south) (ref: 17/1033M)and at Oak Lodge (north) (ref: 07/2534P). Neighbours were concerned about the height appearing higher than this on the initially submitted hand drawn sketches. The CAD drawings submitted subsequently are clearer. Proposed levels can adequately dealt with by condition.

The revised scheme (April 2019) further reduced the footprint by removal of a single storey element at the rear. The latest revisions also include an amendment from two vehicular entrances to the site to a single entrance. Boundary treatment is an important element of the character of the conservation area, and this single entrance would enable greater retention of soft landscaping to the boundary. Boundary treatment details can also be dealt with by condition.

Concerns raised by neighbours and the Town Council regarding non standard scales is noted. The assessment of proposals has been made taking into account the scales as indicated on the drawings.

With regard to neighbour comments regarding the design of the front elevation with a chimney to the centre of the gable is noted. The revised site plan shows the vehicular entrance leading towards the front entrance between the two west facing gables and whilst there would be some visibility of this gable from the street scene it is further back than the garage gable and also slightly further back than the existing building line of Arngibbon. There are also windows on either side of the gable at ground and first floor, which help to visually soften the impact of the gable. There is a range of design features found within Legh Road and taking into consideration the arrangement within the elevation as a whole it is considered acceptable in design terms.

Comments from residents about the loss of an historic building are acknowledged. The Conservation Officer has confirmed verbally (22 May 2019) that the amended proposal would be considered to preserve, and not to cause harm to the character of the conservation area, resulting in a neutral impact on the heritage asset. The amendments include a materials change from timber to tile hanging, and the conservation officer is satisfied that details can be dealt with by condition.

Knutsford Neighbourhood Plan policy HE3 includes specific requirements relating to the Legh Road Conservation Area, requiring buildings to be set back from the public highway, no more than two storeys high and resisting loss of mature trees because of their importance in the street scene. The requirement for preserving mature vegetation is also included in policy H2. It is considered that the proposals would be acceptable with each of these elements.

Subject to conditions the proposal is considered to avoid harm to the Legh Road Conservation Area, a designated heritage asset, and therefore complies with policy SE7 of the CELPS and BE13 of the MBLP, relevant elements of KNP H2 and HE1, 2 and 3.

Impact on the Low Density Housing Area

MBLP policy H12 requires new housing development to be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of new houses and vehicular access. The plot width and space between the sides of the housing should be commensurate with the surrounding area and existing high standards of

space, light and privacy should be maintained. KNP policy H2 likewise requires plot ratio, density, scale and height to be commensurate with the surrounding townscape. The low density housing is an important element which contributes to the character of the Legh Road Conservation Areas, also referenced in policy BE13.

The Town Council has queried the comments from the Conservation Officer, moving from a strong objection to previous submissions to accepting the current revised proposal. The footprint measures at approximately 324sqm which is a slight increase on the previous application at approximately 315sqm. This excludes open sided roof areas, and a comparison of roof plans shows the reverse – the current proposal as slightly smaller than the previously refused. As expressed by the Conservation Officer, the reduction in eaves height and steeper pitch to the roof compared to the previous application 18/2564M has resulted in a reduced massing to the roof. This has also resulted in significantly reduced width of the ridge to the front elevation in comparison to the previous application. The reduction on width at first floor and roof level results in an overall reduced massing on the front elevation.

The proposal, as amended, is approximately 2m shorter than the refused scheme, (or approximately 4m less if including the proposed porch to the refused scheme) measured east to west.

Although the building line has moved forward in the site, the front section to the northern side of the site is alongside the neighbouring property, accommodating a garage with dormer bedroom over. The front part of the main two storey element has been moved further back into the site from the refused scheme which further reduces the impact of the massing on the street scene.

In a comparison of footprint to plot sizes, the proposal would be commensurate with those immediately either side to the north and south, and to the opposite plot on the corner of Legh Road and Lovat Drive. This assessment has been made using the documents submitted under approved schemes for each of these neighbouring properties as well as the submitted details for the current application.

A comparison of footprints alone does not fully take into account the impact above ground. In this case it is considered that the cumulative impact of the reduction in massing above ground and the consolidation of built form within the site (rather than a more dispersed layout with a similar footprint area) is acceptable in its relationship with surrounding buildings within the street scene, resulting in a proposal which is considered acceptable in terms of the impact on the low density housing, in accordance with MBLP policies BE13 and H12 and KNP policy H2.

With regards to maintaining the existing high standards of space, light and privacy, the impact on the neighbours is discussed in greater detail under the Amenity section below.

Residential Amenity

Saved policy DC3 requires development to not significantly injure the amenities of adjoining or nearby residential property due to a number of factors including loss of privacy and overbearing effect.

Concerns about the length of the building and impact on light to Oak Lodge have been acknowledged. The length of the northern elevation of the proposal has been substantially reduced through amendment to the application. At ground floor level, approved drawings for Oak Lodge (ref: 07/2534P) show a drawing room closest to the boundary shared with the application site, which benefits from several windows, including the patio doors to the bay at the rear. Based on the revised site plan, the proposed development will not cut into a 45 degree line, where taken from the approximate position of the centre of these principal windows to the drawing room of the adjoining property. This is used as a guideline as to the impact on light to an adjoining property, suggesting that the impact on light is within acceptable limits. The queries raised by neighbours over accuracy of plans is noted. As part of this assessment, the relationship between existing properties has been cross checked with the Council's GIS and the approved site plan for the above application for Oak Lodge, in comparison with the revised proposed site plan for the current proposal, which includes an outline of both the existing and proposed buildings on the application site. From this it is concluded that the proposed location of the north elevation within the application site and in relation to Oak Lodge is sufficiently accurate to be shown to satisfy this guideline.

The northern site boundary is irregular, with the application site widening at the rear. Taking into account the distance between the buildings and the overall length of both plots it is not considered that a refusal on grounds of overbearing impact could be sustained in this instance.

The south facing dormer bedroom windows above the garage are in excess of 20m from the southern boundary, towards an area in front of the garage to the Chimneys and not towards a main amenity space. Other rooflights to the north and south elevations facing out of the site are annotated as having eaves no lower than 1.7m for privacy and can be conditioned to be obscurely glazed and non opening.

The concern raised about the impact on the kitchen window to the Chimneys is noted, however taking into consideration the distance to this window to the boundary, the projection of the Chimneys utility room adjacent to the kitchen and that the proposal does not extend as far into the site so as to be directly opposite the kitchen window it is considered that the proposal this relationship will not result in a significant impact upon this window in terms of overbearing effect, loss of light or privacy.

Concern has been raised by neighbours about accuracies of the site boundaries and relationship with the Chimneys and Oak Lodge as shown on the drawings. Officers have assessed the information available and it is considered that the plans are sufficiently accurate. Any discrepancies on drawings would be negligible and would not have a material impact on the living conditions of neighbours. The floor plans would be only for the purposes of clarification of the building layout rather than the site boundaries, therefore any discrepancies of site boundaries on floor plan would not be material to the development.

Subject to an obscure glazing condition for specific rooflights to the north and south elevations it is considered that the proposal would have an acceptable impact upon the living conditions of neighbouring properties in terms of overlooking, impact on light and overbearing impact, and would be compliant with saved MBLP policy DC3.

Environmental Protection - Air Quality

Policy SE12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

Whilst this scheme itself is of a relatively small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

Knutsford has an Air Quality Management Area and, as such, the cumulative impact of developments in the town is likely to make the situation worse, unless managed.

Accordingly a condition is recommended requiring the provision of electric vehicle infrastructure.

Environmental Protection – additional matters

The application has been assessed by the Council's Regulatory Services and Health team and conditions / informatives have been requested for the following:

- Low emission boilers
- Construction hours of operation
- Adherence to regulations relating to land contamination.

Concern has been raised by a neighbour over piling, which can also be dealt with by condition in the case of an approval. Requirement for a low emission boiler by condition is not considered to meet the NPPF paragraph 55 tests for planning conditions, and is therefore not recommended.

Nature Conservation

The application is supported by a bat survey prepared by a qualified ecological consultant. No evidence of roosting bats was recorded during the surveys and the existing property has limited potential to support a roost. The Nature Conservation Officer therefore advised that protected species do not present a constraint on the proposed development, but has advised that if works are delayed beyond May 2020 then an updated survey would be required to confirm the continued absence of bats, which may require an updated bat mitigation strategy. It is considered that subject to a condition relating to the above, the proposal complies with policies SE3 of the CELPS and NE11 of the MBLP.

Arboriculture

There are protected trees to the front of the site. Boundary trees and shrubs are an important element of the character of the Legh Road Conservation Area. Protected trees are shown for retention. An Arboricultural Report and Arboricultural Layout Plan were submitted following a request from the Arboricultural Officer, and these documents demonstrate that there are no significant arboricultural implications associated with the proposed development

Should this application be approved, conditions for tree retention and tree protection and a method statement/ construction statement are recommended. Details of the proposed landscaping scheme and boundary treatments including gates would also need to be conditioned.

Highways

The proposal has been amended to a single vehicular entrance, and it has been confirmed that there are no highways concerns for the revised access proposal. Concerns raised by a neighbour over the location of the entrance in relation to the property on the other side of the road is noted; however, the proposal has been assessed by the Highways Authority, who raise no objections and is considered to be acceptable in terms of highways safety.

Comments received regarding parking restrictions for and the washing of construction vehicles for construction vehicles are noted, however conditioning these matters is not considered to be necessary for a development of this scale in this location. Similarly it is not considered reasonable to require a traffic management plan during the construction period for a replacement dwelling.

For the above reasons, the proposal is considered to comply with policy DC6 of the MBLP.

Drainage

United Utilities have been consulted and responded with a recommended condition in line with NPPF and NPPG for a hierarchy of drainage options and for foul and surface water to be on separate drainage systems. The reason for the condition is to secure proper drainage and to manage the risk of flooding and pollution, in accordance with policy SE13 of the CELPS

Other matters

It is noted that other structures have been erected within the site, and an outbuilding is shown on the revised site plan at the rear. No details have been submitted as part of this application. The current application is for proposed replacement dwelling development. Existing structures can be dealt with separately through retrospective applications where necessary.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Subject to conditions the proposal as amended is considered to be acceptable to the character of the Legh Road Conservation Area and the Low Density Housing Area. It is considered that the proposal would be acceptable in its impact on neighbouring amenity, nature conservation aims and impact on trees. There are not considered to be any other material considerations that would carry sufficient weight to refuse the application. It is considered that the proposal as amended is a sustainable form of development which is compliant with the objectives of relevant planning policies and the National Planning Policy Framework.

A recommendation of approval is therefore made, subject to conditions.

Conditions

1. Time- commencement of development within 3 years
2. Development to be carried out in accordance with approved (revised) plans
3. Removal of Class A –E permitted development rights
4. Proposed Levels to be submitted
5. Materials – details and samples of facing materials to be approved.
6. Rooflights to be flush with the roof slope

7. Rooflights obscurely glazed/ non opening (to North & South elevation facing out of the site)
8. Rainwater goods – metal, black or a colour agreed with the LPA.
9. Garage to be retained for parking of motor vehicles and cycles
10. Notwithstanding details on elevation - Garage doors to be timber, vertically boarded unless otherwise agreed with the LPA.
11. Boundary treatment details to be submitted
12. Landscape Plan to be submitted
13. Landscaping Plan Implementation
14. Trees to be retained as shown on approved do.
15. Scheme for Tree Protection to be submitted.
16. Updated bat survey if works commence after May 2020.
17. Method Statement / Construction Specification for alterations to the driveway within RPA of protected tree.
18. Electric Vehicle Infrastructure to be provided
19. Drainage- foul and surface water on separate systems
20. Pile Driving – method statement to be submitted.

