

Application No: 24/4351/FUL

Location: HILARRY, 6 MANOR ROAD, SANDBACH, CHESHIRE EAST, CW11 2ND

Proposal: Construction of 2 no new build dwellings on garden land to the side and rear of No 6, including new vehicular access driveways

Applicant: Mr Jason Marshall (Homes By Peterson Ltd)

Expiry Date: 21-Jan-2025

## **1. REASON FOR REFERRAL**

### **1.1. Call in request from Cllr Corcoran for the following reasons:**

*I wish to call in planning application 24/4351/FUL for 4 new dwellings in the garden of 6 Manor Road on the grounds that it is out of keeping with the surroundings.*

*The plans show 4 x 2 storey dwellings whereas the other dwellings at the entrance to Heath Road and Manor Road are bungalows. The Sandbach Neighbourhood Plan recognises the need for more bungalows in Sandbach to provide accommodation for the elderly.*

*The plans also look cramped compared to the existing, less dense layout.*

*I have also received concerns from nearby residents about being overlooked from the new houses.*

## **2. DESCRIPTION OF SITE AND CONTEXT**

2.1. The application site comprises part of the garden area of No.6 Manor Road, Sandbach.

2.2. Residential properties in all directions. Mixture of bungalows and 2 storey properties in the street.

2.3. No significant variation in land levels noted.

2.4. The site is located in the Settlement Boundary as defined by the Local Plan.

## **3. DESCRIPTION OF PROPSAL**

3.1. The proposal was initially submitted for 4 detached properties with x3 off Manor Road and x1 off Heath Road.

3.2. However following concerns from the case officer regarding amenity and design it has been revised to the construction of 2 no new build dwellings on garden land to the side and rear of No 6, including new vehicular access driveways

#### **4. RELEVANT PLANNING HISTORY**

- 4.1. 19/3934C – Outline permission for 1 No. new Dwelling with associated new vehicular access Detailed approval of Access is sought with Scale, Layout, Landscaping and Appearance to be Reserved Matters – approved 14-Oct-2019
- 4.2. 22/3927C – Outline planning permission for 1 No. new dwelling with associated new vehicular access – approved 25-Jan-2023

#### **5. NATIONAL PLANNING POLICY**

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

#### **6. DEVELOPMENT PLAN POLICY**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

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

SE6 – Green Infrastructure

SE9 - Energy Efficient Development,

SE12 - Pollution, Land Contamination and Land Instability

SE13 – Flood Risk and Water Management

IN1 – Infrastructure

PG1 - Overall Development Strategy

PG2 – Settlement Hierarchy

PG7 – Spatial Distribution

SC4 - Residential Mix

CO1 – Sustainable Travel and Transport

CO4 – Travel Plans and Transport Assessments

IN1 – Infrastructure

## Site Allocations and Development Policies Document (SADPD)

PG8 Development at Local Service Centres  
PG9 Settlement Boundaries  
PG11 Greenbelt Boundaries  
GEN 1 Design Principles  
ENV 1 Ecological Network  
ENV 2 Ecological Implementation  
ENV 3 Landscape Character  
ENV5 Landscaping  
ENV6 Trees, Hedgerows and Woodlands  
ENV 7 Climate change  
ENV16 Surface Water Management and Flood Risk  
HOU1 Housing Mix  
HOU3 Self Build and Custom Build Dwellings  
HOU 8 Space, accessibility and wheelchair housing standards  
HOU10 Backland Development  
HOU12 Amenity  
HOU13 Residential Standards  
HOU14 Housing Densities  
HOU16 Small and Medium Sites  
INF3 Highways Safety and Access  
INF 9 Utilities  
REC 2 Indoor sport and recreation implementation  
REC 3 Open space implementation

### 6.3. Neighbourhood Plan

Policies of the Neighbourhood Plan relevant to the consideration of this application are:

Sandbach Neighbourhood Development Plan (SNDP)

PC3 – SETTLEMENT BOUNDARY  
PC4 – BIODIVERSITY AND GEODIVERSITY  
H1– NEW HOUSING H2 – DESIGN & LAYOUT H3– HOUSING MIX & TYPE  
H4– HOUSING AND AN AGEING POPULATION  
IFT2 – PARKING

## 7. Relevant supplementary planning documents or guidance

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

SPG Provision of Private Open Space in New Residential Developments

SPD Cheshire East Council Design Guide

Biodiversity Net Gain SPG

Environmental Protection SPD

## **8. CONSULTATIONS (External to Planning)**

- 8.1. **CEC Head of Strategic Infrastructure (Highways)** – No objection subject to a construction management plan condition and informative regarding an s184 agreement for dropped crossing
- 8.2. **CEC Flood Risk** – No objection subject to condition requiring a drainage strategy
- 8.3. **CEC Environmental Protection** – No objection subject to conditions/informatives regarding working hours for construction sites, piling, boilers, dust, electric vehicle charging and contaminated land
- 8.4. **United Utilities** – No objection
- 8.5. **Sandbach Town Council** – No objection, provided that consideration is given to the street scene. The committee would also like to add that the consideration of a bungalow is made for what is 'Plot 1' in the documents to better fit what is currently on Heath Road.

## **9. REPRESENTATIONS**

- 9.1. x3 letters of comment/concerns regarding the following:
  - Consider an appearance that matches local character
  - Maximum 2 storey height
  - All trees should be retained
  - No windows facing No.30 Heath Road
  - Loss of light to hall of No.12 Heath Road
  - Overlooking of garden and windows to No.12 Heath Road
  - Loss of view
  - Where will loss of habitat be re-located
  - Need for further housing
  - Overdevelopment of the plot
  - Bungalow would be more in keeping

## **10. OFFICER APPRAISAL**

### *Principle of the development*

- 10.1. The site is located within the Settlement Boundary for Sandbach, as such Policy PG9 of the SADPD identifies that within the Settlement Boundary proposals 'will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan'.
- 10.2. The principle of development within the settlement boundary is accepted provided that it accords with CELPS Policies SD1, SD2 and SE1 and SADPD Policies GEN1. These policies seek to ensure, amongst other things, that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms.
- 10.3. PC3 of the SNDP has a similar aim.
- 10.4. As such the principle of the development is acceptable from a pre land use perspective.

## Key Issues

- 10.5. The issue in question is whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the land use support.

## Housing Land Supply

- 10.6. Cheshire East's latest published housing land supply position is set out in the Housing Monitoring Update 22/23 (base date 31st March 2023). This identifies a 5 year deliverable supply of 11,845 dwellings.
- 10.7. New local housing need figures (calculated using a revised Standard Method) were published for LPAs alongside the revised NPPF last week. Cheshire East's LHN is now 2,461 dwellings (was previously 977dpa). This figure will be updated annually.
- 10.8. The following table shows the calculation of 5-year housing land supply based on the published supply in the HMU 22/23 and our new LHN figure (+ 5% buffer).

<b>Five Year Supply Calculator - New standard method</b>	
<b>22/23 Forecast</b>	<b>11845</b>
<b>Basic annual requirement</b>	<b>2461</b>
<b>Buffer</b>	<b>123</b>
<b>Annual requirement</b>	<b>2584</b>
<b>Five year supply</b>	<b>4.6</b>

- 10.9. Cheshire East is now, therefore, not able to demonstrate a 5 year supply of deliverable housing sites. Applications for the provision of housing may therefore subject to the tilted balance under paragraph 11d of the Framework. Please note that paragraph 11d) has been revised, particularly 11d) ii. which highlights the need have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Footnote 9 says where the relevant policies covering these matters are to be found in the NPPF.

## Housing Mix

- 10.10. Policy SC4 advises that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.
- 10.11. Policy HOU1 In line with LPS Policy SC 4 'Residential mix', housing developments should deliver a range and mix of house types, sizes and tenures, which are spread throughout the site and that reflect and respond to identified housing needs and demand. In particular it suggests a recommended mix as below as a starting point:

	Market housing	Intermediate housing	Affordable housing for rent
1 bedroom	5%	14%	26%
2 bedroom	23%	53%	42%
3 bedroom	53%	28%	20%
4 bedroom	15%	4%	10%
5+ bedroom	3%	1%	3%

10.12. Policy H3 of the SNDP advises that new developments should primarily seek to deliver the following types of market housing:-

- One, two or three bedroomed housing
- Single storey housing or apartments for older people or those with reduced mobility
- Nursing and care homes and sheltered accommodation for older people

10.13. The proposal seeks x2 properties each consisting of 4 bedrooms.

10.14. As can be seen from the table above the mix would not be provided as per the recommendation in Policy HOU1. However, the text makes it clear that this is to be used as a starting point only and is not a ridged standard. It is also more difficult to deliver a mix for a small site such as this.

10.15. It would also not deliver the type of accommodation noted with Policy H3 of the SNP. However this policy states it should “primarily” deliver the specified accommodation, this does not mean that other accommodation is not acceptable in principle.

10.16. Given that the above policies aspire to the stated mixes, these are not ridged standards and appear more appropriate for larger sites.

## Space standards

10.17. In terms of dwelling sizes, it is noted that HOU8 of the SADPD requires that new housing developments comply with the Nationally Described Space Standards (NDSS).

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

10.18. The properties are all 4 bedroom and rooms appear capable of double occupancy and thus require 124sqm. All plots comply and exceed this standard.

10.19. Therefore the proposal complies with Policy HOU8 of the SADPD.

## Location of the site

10.20. Policy SD1 states that wherever possible development should be accessible by public transport, walking and cycling (point 6) and that development should prioritise the

most accessible and sustainable locations (point 17). The justification to Policy SD2 then provides suggested distances to services and amenities.

- 10.21. In this case the site is served by a range local facilities within walking distance of the site with the town centre located 650m away to the east. There is a bus stop located 180m to the south-east off The Hill with 8 services a day Monday to Friday to Sandbach, Leighton and Alsager. As such the site is considered to comply with sustainability Policies SD1 and SD2.

### **Residential Amenity**

With regards to neighbouring amenity, Policy HOU12 advises development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

- 10.22. Policy HOU13 sets standards for spacing between windows of 18m between front elevations, 21m between rear elevations or 14m between habitable to non habitable rooms. For differences in land levels it suggests an additional 2.5m for levels exceed 2m.

- 10.23. The main residential properties affected by this development are 6 & 16 Manor Road, 12-26 Heath Road and properties to the front off Manor Road.

#### 6 Manor Road (bungalow)

- 10.24. Plot 1 would be sited 6.1m to the side elevation of No.6 Manor Road containing x2 ground windows. It is not known what these windows serve however both are fitted with obscure glazing. Given the siting from these windows and given that they are fitted with obscure glass it is not considered that any significant overbearing/overshadowing impact would occur. Plot 1 also retains the front and rear build line of No.6 Manor Road thus would not impact on front or rear windows of this property. No facing windows are proposed to the side elevation of plot 1 at 1st floor level with just a living room window at ground floor level. Given the separation between buildings and existing boundary planting it is not considered that it would result in any significant loss of privacy from this window.

- 10.25. There would be some potential overlooking from the proposed rear facing windows of Plot 1, however the angle would not be direct and overlooking of this nature of expected in residential areas.

#### 16 Manor Road (bungalow)

- 10.26. Plot 2 would be sited 8m to the main side elevation of No,16 Manor Road and 5.3m to the extended car port/garage. No windows existing of this elevation therefore it is not considered that any significant overbearing/overshadowing impact would occur. Plot 2 also retains the front and rear build line of No.6 Manor Road thus would not impact on front or rear windows of this property. No facing windows are proposed to the side elevation of plot 1 at 1st floor level with just a utility room window at ground

floor level. Given the separation between buildings it is not considered that it would result in any significant loss of privacy from this window.

- 10.27. There would be some potential overlooking from the proposed rear facing windows of Plot 1, however the angle would not be direct and overlooking of this nature of expected in residential areas.

#### 12-26 Heath Road

- 10.28. The plots would achieve in excess of the 21m interface distance as noted in Policy HOU13 suggesting no significant harm through overlooking/loss of privacy. The plots would also be sited 15m from the rear boundary thus preventing overbearing/overshadowing or overlooking of garden areas.

#### Properties to the front off Manor Road

- 10.29. The plots would achieve in excess of the 21m interface distance as noted in Policy HOU13 suggesting no significant harm through overlooking/loss of privacy. The plots would also be sited 17m from the front boundary thus preventing overbearing/overshadowing or overlooking of garden areas.

#### Future amenity

- 10.30. Policy HOU13 does not set an expected size of garden area but advises proposals for dwellings houses shall include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.
- 10.31. Both plots would have private garden areas totalling over 300sqm which would provide more than sufficient amenity space.
- 10.32. Therefore, the proposal could be accommodated without significant harm to living conditions of neighbouring properties and complies with Policy HOU12 of the CELPS.

#### **Air Quality**

- 10.33. Policy SE12 of the CELPS 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.
- 10.34. The impact upon air quality could be mitigated with the imposition of a condition to require the provision of electric vehicle charging points and low emission boilers.

#### **Contaminated Land**

- 10.35. As the application is for new residential properties which are a sensitive end use and could be affected by any contamination present a contaminated land condition will be attached to the decision notice of any approval.

#### **Highways**

- 10.36. X2 new 4 bed dwellings are proposed on the site taking access from Manor Road.
- 10.37. There is adequate parking and turning provided in each dwelling, a shared access is required for each of the dwellings.



- 10.38. The Council's Highways Engineer has also been consulted who raises no objection on highway grounds subject to condition requiring a construction management plan an informative to deal with the dropped crossing.
- 10.39. The proposal is therefore considered to comply with Policy SD1 & CO2 of the CELPS, INF3 of the SADPD & IFT1 & IFT2 of the SNP.

## **Trees**

- 10.40. Policy SE5 advises that proposals should look to retain existing trees/hedgerows that provide a significant contribution to the are and where lost replacements shall be provided. Policy ENV 6 advises that development proposals should seek to retain and protect trees, woodlands and hedgerows.
- 10.41. There are no trees on site covered by Tree Preservation Order. The proposed plans initially suggested loss of the existing hedgerow adjacent to the highway. Hedgerow is an important part of the character of Manor Road therefore its loss would be visually harmful. Therefore revised plans have been received showing retention of the hedgerow baring that required for access and viability splays.
- 10.42. The proposal would result in the loss of some trees inside the site, however these are not considered of a specimen quality worth of protection nor do they add any real amenity value. Replacement planting can be secured as part of the BNG assessment.
- 10.43. Therefore it is not considered to be significantly harmful to the character/appearance of the area and the proposal complies with Policy SE5 of the CELPS and ENV 6 of the SADPD.

## **Design**

- 10.44. Policy SE1 advises that development proposals should make a positive contribution to their surroundings in terms of the creating a sense of place, managing design quality, sustainable urban, architectural and landscape design, live and workability and designing in safety. The Cheshire East Design Guide Volumes 1 and 2 give more specific design guidance. Emerging Policy GEN 1 of the SADPD also reflects this advice.
- 10.45. The street scene of Manor Road is characterised by a mixture of bungalow and 2 storey properties, predominantly detached, though some semi-detached are also present. The section of Manor Road within which the site is located, is also characterised by larger plots with gaps between properties.
- 10.46. The application site has bungalow properties to both sides and a mixture of bungalows and 2 storey dwellings to the front and rear.
- 10.47. The proposal has been revised from that originally submitted where it initially sought x3 properties off Manor Road frontage and x1 property of Heath Road frontage. However concerns were raised from the case officer that the site was not large enough for x4 properties whilst protecting privacy of neighbouring properties and respecting the character of the area with its spacious plots and gaps. Therefore revised plans have since been received which now seeks just x2 detached properties off Manor Road.

- 10.48. The properties are 1 ½ storey in nature with the first floor rooms contained within the roof space served by small dormer windows. Although the properties would sit between x2 bungalows, the mixed property nature means that there are a number of examples of 2 storey properties in the street scene, thus 2 storey properties on this site would not be out of character here and the 1 ½ storey design and slightly lower land level of the site means that the ridge heights at just 0.5m high than the neighbouring bungalows would not be excessive or out of character here. The ridge heights would also be lower than that of the existing 2 story properties as shown on the street scene plan.
- 10.49. The properties would also retain the existing character of the area by retaining large gaps between properties and would have spacious plots or the properties.
- 10.50. The plots widths at 13m wide would be larger than that of the neighbouring bungalows, however it would be comparable with that of other 2 storey properties in the street scene (12m frontages to properties to the east off Manor Road, 14-15m frontages to properties to the north-west off Manor Road). Therefore it is considered that the properties could be accommodated in the street scene without appearing out of character here.
- 10.51. The proposed design with small gable feature and dormers takes cues from the existing 2 storey properties and the appearance of half brick half shingles also replicates existing material palette.
- 10.52. As such, subject to conditions, the proposal is considered to comply with Policies SD1, SD2 and SE1 of the CELPS, GEN1 of the SADPD, H2 of the SNP & the Cheshire East Urban Design Guide.

## **Ecology**

### **Biodiversity Net Gain (BNG)**

- 10.53. Mandatory Biodiversity Net Gain applies to this application. The submitted biodiversity metric calculates a habitat net loss of -40.37% and a hedgerow net loss of -21.08%. As the post-development site will largely comprise of vegetated garden, there is limited scope to secure the full 10% net gain onsite.
- 10.54. It is noted that an area onsite will be sectioned off and utilised as a 'wildlife area' which will retain existing habitats and create habitats on site. The Council's Ecologist had concerns regarding the accessibility of the wildlife area as it appears to be surrounded entirely by private land. He therefore requested information regarding ownership of the proposed wildlife area, and how access to manage and monitor habitats in this space is proposed.
- 10.55. The applicant has since confirmed that access to the wild life area cannot be secured quickly, therefore they proposed to deal with BNG by purchasing statutory credits from an appropriate body, the details of which would need to be secured by way of legal agreement.
- 10.56. An updated BNG is expected to deal with the reduction in property numbers from 4 to 2, however this was not received in time to be considered as part of this report. Therefore further details will be provided in the update report.

### Breeding Birds

10.57. Existing vegetation on site has the potential to support nesting birds, which are protected under the Wildlife and Countryside Act 1981. The breeding birds condition is therefore recommended, to safeguard any breeding birds or chicks on site.

### Ecological Enhancements

10.58. Paragraph 187 (d) of the National Planning Policy Framework 2024 states that planning decisions should incorporate features which support priority or threatened species. Therefore an ecological enhancement plan is therefore recommended, in line with the NPPF and British Standard BS42021:2022, which can be secured by condition.

10.59. Therefore, the proposal subject to further information regarding BNG, complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD, PC4 of the SNP.

### **Flood Risk**

10.60. The application site is located within Flood Zone 1 according to the Environment Agency Flood Maps and the site area is not over 1 hectare so does not require a Flood Risk Assessment.

10.61. United Utilities have been consulted as part of this application and have raised no objection to the proposed development subject to advisory notes offered to the applicant. The Councils Flood Risk Team have also been consulted who raise no objection subject to condition requiring a drainage strategy.

10.62. Therefore, it would appear that any flood risk/drainage issues, could be suitably addressed by planning conditions and as such the proposal complies with Policy SE13 of the CELPS & ENV 16 of the SADPD.

### **Land Levels**

10.63. Given the nature of the site to existing properties and the variation in levels a condition will be attached to ensure that details of the proposed levels are provided.

### **Economic Sustainability**

10.64. With regard to the economic role of sustainable development, the proposed development will help to provide new housing with indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

### **Other**

10.65. The site was visited by the case officer on 13th January 2025.

10.66. Cil and BNG informative will be added to any decision notice.

## 11. PLANNING BALANCE/CONCLUSION

### Dis-benefits

- The proposal would not provide any bungalow properties as H3 of the SNDP “primarily seeks to provide”.

### Benefits

- The proposal would result in the creation of 2 net additional dwellings which would go some way to help the Council achieve its 5 year housing land supply target in light of not being able to demonstrate a 5 year housing land supply
- The proposed development will have indirect economic benefits including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.
- The site lies within the settlement boundary for Sandbach and the principle of residential development on the site is acceptable. The developments complies with Policies PG2 of the CELPS and PG9 of the SADPD.
- The proposal would be sited in a locationally sustainable location and complies with Policies SD1 and SD2 of the CELPS.

### Neutral

- The site layout is acceptable and would not harm residential amenity and complies with Policy HOU12 & HOU13 of the CELPS.
- The development is considered to be acceptable in terms of its impact upon the highway network. The development complies with C01, C04 of the CELPS, INF3 SADPD and IFT2 of the SNP.
- The impact upon trees is acceptable subject to the imposition of planning conditions. The development complies with Policy SE5 of the CELPS, ENV6 of the SADPD.
- An acceptable design solution has been provided and this would comply with Policy SE1, SD1 and SD2 of the CELPS, GEN1 of the SADPD, H2 of the SNP AND the CEC Design Guide and the NPPF.
- The proposal would not result in any significant ecological impacts and complies with Policy SE3 of the CELPS, ENV1, ENV2 of the SADPD and PC4 of the SNP.
- The proposal would not result in any significant flood risk/drainage issues and complies with Policy SE13 of the CELPS & ENV 16 of the SADPD.

### Conclusion

The proposal would provide x2 net additional dwellings, is located within the settlement boundary where developed is encouraged and is sited in a locationally sustainable location, this carries significant weight. The proposal would also provide some social and economic benefits, this carries more limited weight.

The proposal would not provide any bungalow properties as H3 of the SNDP “primarily seeks to provide”. However the work primarily suggests not all applications need to provide the suggested mix therefore this carries limited weight.

In conclusion the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. Therefore the benefits are considered to outweigh the disbenefits and there are no material considerations in this case that indicate that planning permission should be refused.

## **12. RECOMMENDATION**

**The application is recommended for approval subject to the conditions below:**

- 1 3 year time limit**
- 2 Development in accordance with the approved plans**
- 3 Details of proposed materials**
- 4 Drainage strategy**
- 5 Contaminated land risk assessment**
- 6 Contaminated land verification report**
- 7 Contaminated land soil testing**
- 8 Contaminated land unexpected contamination**
- 9 Construction management plan**
- 10 Details of existing and proposed levels**
- 11 Breeding birds survey**
- 12 Ecological enhancements**
- 13 Low emission boilers**
- 14 Landscaping scheme**
- 15 Landscaping implementation**
- 16 Boundary treatments**

**In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.**

