

Strategic Planning Board Update Report

Date of Meeting 27th July 2011

Report on 09/1018C Bridestones Shopping Centre, Victoria Street, Congleton, Cheshire. CW12 1DA.

Proposal Full planning application for the erection of an extension to the Bridestones Centre comprising a food store, speciality A1 retail units, replacement market, A3 units, a hotel, car parking and servicing facilities and creation of a town square.

1.0 Purpose of the Report

- 1.1 To gain a resolution from Members of Strategic Planning Board to approve amended plans and revised heads of terms.

2.0 Decision Required

- 2.1 Approve the amended plans and agree to the revised S106 Heads of Terms.
- 2.2 Grant planning permission subject to conditions and the prior signing of the S106 Agreement.

3.0 Background

- 3.1 On the 14th July 2010, Members of Strategic Planning Board resolved to grant planning permission for the proposed extension to the Bridestones Centre in Congleton subject to 38 conditions and the prior signing of a S106 Agreement.
- 3.2 The scheme approved by Members in July 2010 comprised a food store, 92-bed hotel, a series of speciality units, replacement market, car parking, service areas and creation of a new town square delivered over five levels.
- 3.2 The S106 Agreement extended to include heads of terms covering a number of areas which can be summarised as follows:
- Secure off-site highway works in respect of Mill Street, Stonehouse Green, Bridge Street/Duke Street and Market Street;
 - Secure details in respect of market provision, including physical infrastructure along with access and management arrangements;
 - Secure details in respect of the future use of the public square, rights of access, power supply and maintenance and management arrangements;
 - Include provisions for active frontage and restrictions on advertising space, shelving & display, and café use overlooking the public square;

- Secure a travel plan and associated monitoring fees;
 - Secure provision for two hours free parking within the scheme; and finally
 - Secure a financial contribution towards the cost of a public realm design strategy commissioned by Congleton Town Council of £10,000 or 50% of the costs (whichever was the lowest).
- 3.3 Following on from the resolution to approve, and over the course of the last twelve months, a substantial amount of work has taken place to progress and finalise the S106 Agreement, land deal and secure delivery of the scheme.
- 3.4 The Town Council has also undertaken further work to commission and develop a public realm strategy, whilst the applicant has also worked to finalise detailed internal specifications in respect of future occupiers.
- 3.5 As a result, it has been deemed necessary to secure a new resolution from Strategic Planning Board in order to secure approval of the amended plans and the proposed revised heads of terms.

4.0 Consultation Responses on Amended Plans

- 4.1 **Congleton Town Council**
No objection to the amended plans.
- 4.2 **Congleton Town Centre Manager**
No representation received.
- 4.3 **Strategic Highways Manager (SHM)**
No objection to the revised scheme subject to the imposition of the conditions outlined within the original consultation response.
- 4.4 **Other Representations**
An additional 14-day public consultation exercise was undertaken to notify residents, businesses and market traders who made representations on the original scheme. This expired on the 7th July 2011. No additional comments or representations were however received.

5.0 Additional supporting information

- 5.1 MHA covering letter with schedule of changes.
- 5.2 Revised site layout plan and elevations:

1SG1 1-003W Site Plan Princess Street Car Park Level 1
 1SG1 1-004V Site Plan Car Park Level 2
 1SG1 1-005P Site Plan Food Store Level
 1SG1 1-006L Site Plan Hotel Level
 1SG1 1-020C Roof Plan

1SG1 3-011 Elevations BB & CC
 1SG1 3-012 Elevations FF & MM
 1SG1 3-013 Elevations HH & KK
 1SG1 3-014A Elevations JJ & Section AA

1SG1 3-015 Elevations LL & NN
1SG1 3-016A Elevation O-O

5.3 SBA Parking Provision Statement (June 2011)

6.0 Outline Summary of the Proposed Alterations

6.1 In overall terms, the applicants are seeking to make a number of alterations to the proposed development, the majority of which are minor in scale but some of which are more substantial. The changes are being sought for positive reasons to reflect the detailed end occupier requirements of the prospective tenants which at this stage are understood to be Morrisons and Travel Lodge.

6.2 The main changes are discussed in more detail below starting with alterations to the layout, followed by the proposed changes to the elevations.

Alterations to Car park levels 1 (Princess Street) and 2.

6.3 The applicants propose to make a number of alterations to the layout and configuration on car park levels 1 and 2. The main changes can be summarised as follows:

- Alterations to the food store service yard area in terms of loading, circulatory space and areas for product storage.
- Adjustments to the geometry of Princess Street to allow for improved HGV's access;
- Alterations to the car park layout to provide more efficient circulation space, bigger parking spaces and better gradients in respect of the access ramps to the car park levels 1 and 2;
- Amendments to the service core arrangements for both the hotel and market traders in line with the operators detailed requirements;
- Removal of ancillary accommodation from Princess Street level 1, which retains and relocates the shop-mobility store directly adjacent to a public access core and lift;
- The addition of a pedestrian crossing point and inclusion of further openings on to Princess Street in order to improve natural ventilation;
- The addition of dedicated hotel entrance points on each car park floor to provide customers with direct access to the hotel lobby area;
- Reduction in car parking provision by 28 spaces from 252 to 224.

Market Square Level

6.4 As a direct consequence of the proposed revisions at car park levels 1 and 2, a number of changes also occur at the market square level which essentially simplify the proposed servicing and access arrangements for the market users with a single new lift core being created to service both indoor and outdoor units. In addition, and following further investigations into land ownership, the footprint of the proposed café area has been reduced to take

out an element which was on land within the site edged red but outside the control of the applicant.

Food Store Level

- 6.5 In terms of the food store level, minor changes extend to include a shift in position of the food store entrance, realignment of the food store façade with the market units' façade and the removal of an internal wall to allow the food store to extend its proposed restaurant into the upper floor of the proposed café overlooking the new town square.

One substantial change is sought however, through the introduction of a 476m² mezzanine level within the store in order to provide ancillary staff accommodation.

Hotel Level

- 6.7 Following discussions between the applicants and proposed hotel operator, it is now proposed to remove the upper floor from the hotel and restaurant areas and rationalise the accommodation onto a single floor. This reduces the occupancy provision down from 92 bedrooms down to 65 bedrooms whilst reducing the overall footprint of the building.

Roof Level

- 6.8 Whilst the original scheme included provision for a single span of Green roof on the top floor, and included an array of solar panels at the northern end of the building, the revised plans have taken the approach of breaking the Green roof up into a series of smaller sections and relocating them to three smaller areas in a more prominent position within the public realm. In addition, the solar panels have been replaced with an array of PV cells located on top of the retail unit at the southern end of the public square.

Changes to the Elevations

Mill Street

- 6.9 The changes sought to the Mill Street façade are minor in nature. The applicants seek minor adjustments to the scale, proportion and alignment of the fenestration within the facade and include a provision to retain an old stone window surround from an existing building into the new façade. A number of new openings in the form of 'cellar windows' are also introduced at base level in order to provide natural light and ventilation to the basement car park areas.
- 6.10 A further change resulting from the revised hotel layout is that the stair tower is repositioned and reduced in height and width and the extent of the upper façade reduced along the length of Mill Street.

Town Square and new pedestrian street elevations

- 6.11 In addition to the realigned food store, alterations to the alignment and position of the hotel façade are also sought. The upper section of the façade, previously comprising brick would also be replaced with a composite panel material.
- 6.12 The adjustments also impact on the façade overlooking the new pedestrian street, which connects the town square to Mill Street with the amendments to reduce the hotel to a single floor reducing the overall height of the façade by

approximately 1m. In addition, the repositioned reception area would also directly overlook the new pedestrian street.

- 6.13 The alterations also extend to include a repositioning of the food store and hotel entrances within the façades, replacement of the escalators with a single lift and minor alterations to create a stronger corner.

7.0 Assessment of the proposed changes on layout and design

Mill Street Facade

- 7.1 Along the Mill Street façade, the changes are generally minor in nature. At street level, the plans propose a series of minor adjustments to the scale, proportion and alignment of the windows. They also include a set of stone arches, cills and mullions over the central 'arch', retained from a building identified for demolition, in a central position over looking the new pedestrian street. In this regard, officers are satisfied that the amendments are acceptable and serve to reinforce and enhance the Georgian design style.
- 7.2 At a higher level, the removal of the second floor of the hotel has minimal impact on the scale and proportion of the majority of the façade to Mill Street due to the fact that the floor was hidden behind the pitch of the roof. It does however mean that the width of the hotel can be reduced at the northern most point thereby reducing the scale and mass of the building and allowing the glazed tower and stair core to be reduced in width whilst still acting as a contemporary book end to the Mill Street elevation.
- 7.3 Officers are satisfied that the changes are generally cosmetic in nature, have a positive effect on the scheme, serving to reduce the scale and mass of the building at a point which does not adversely affect the Georgian design approach to the Mill Street facade.

New Pedestrian Street and Town Square

- 7.4 As with Mill Street, the overarching design approach to the food store, restaurant and hotel elevations are retained but with minor alterations to the materials, alignment and food store access points. The alterations proposed would still however retain the contemporary appearance and provide high levels of vibrancy, activity and surveillance.
- 7.5 The adjustments to the proposed layout result in a variation of the uses at the upper levels with the previous hotel restaurant/café area being replaced with a new mezzanine floor within the food store. This would not undermine the however because this approach still provides a high degree of activity and surveillance with staff accommodation directly overlooking the square.
- 7.6 Whilst the loss of the open terrace to the food store café is unfortunate, the enclosed restaurant created in its place still delivers and active use and high levels of surveillance over the town square.
- 7.7 The area of brickwork on the façade overlooking the new pedestrian street positioned between the glazed food store frontage and the composite panels of the hotel deck will require further consideration. In this respect, the loss of the former hotel bedroom windows and their replacement with a stretch of unbroken brickwork does need further consideration to provide a basic level

of articulation. This could be simply resolved by way of an additional condition to control the precise treatment of the brickwork panel.

- 7.8 In terms of the replacement of the proposed brick façade with a composite cladding to the hotel, officers consider that this will sit comfortably within the contemporary elevations whilst also serving to reduce the scale and mass of the upper section of the building.
- 7.9 The final proposed change to the elevations relates to the position of the proposed clock tower. In this regard, the applicant considers that it would have limited impact in the location originally proposed and therefore seeks to relocate it over the roof of the access core in the corner of the town square. Whilst officers are happy to agree to the revised position, the precise design of the tower still needs to be worked up. It is therefore proposed to retain the clock tower condition but widen its scope to also allow for the possible inclusion of a piece of public art as an alternative to the clock.

Layout

- 7.10 As outlined within the earlier sections of this report, many of the proposed alterations to the layout are minor in nature with a view to enhancing pedestrian accessibility between floors and revising access arrangements for market traders following discussions between the applicant and City Markets.
- 7.11 There are however a number of substantial alterations which need to be considered in more detail:
- notably the servicing arrangements for the proposed food store;
 - car park layout arrangement;
 - the proposed inclusion of an mezzanine floor; and
 - the reduction of the proposed hotel to a single floor.
- 7.12 Starting with the servicing and access arrangements for the foodstore, the resulting changes allow for a more efficient operation of the servicing bay, having particular regard to HGV access and movements. After examining the revised plans the Strategic Highways Manager has confirmed that he has no objection to the revised approach and that he considers it acceptable from a highway safety perspective.
- 7.13 Alterations to layout of the car park levels are also sought to more closely meet the prospective occupiers requirements. After consideration of these changes, the Strategic Highways Manager is satisfied that they present a more effective and user friendly layout with reduced ramp gradients, wider car parking spaces, better internal radii and more efficient circulatory space. Furthermore, from a safety perspective, the alterations result in more visible pedestrian entrances to the hotel to connect directly into the hotel lobby area; a particularly important feature for night time operation.
- 7.14 Similarly, alterations to the layout and arrangement of the proposed hotel are sought to more accurately reflect the requirements of the prospective operator by reducing the number of bed spaces from 92 to 65 across a single floor. A further benefit arising from these changes is that the repositioned lobby area is now directly overlooks the pedestrian street.

- 7.15 The biggest alteration to the scheme occurs internally as a result of the proposed introduction of a 497m² mezzanine floor within the food store. The mezzanine floor is proposed solely for ancillary use (for staff facilities, offices and training suite) rather than creating additional retail space. Additionally, the introduction of the mezzanine floor preserves the active uses within the town square façade and does not undermine the overall design approach. However it is considered necessary to impose an additional condition to control the nature and use of this additional space in order to ensure that it remains as ancillary accommodation and that active uses are retained to the town square façade.
- 7.16 Taking all these factors into account, officers are satisfied that the proposed alterations to the layout and design are acceptable, do not alter the scale and mass of the scheme to any great degree and preserve the most important aspects of the scheme in terms of active facades, delivery of the new retail circuit and a sympathetic design approach to Mill Street. The proposed changes are therefore considered to meet the requirements of PPS1, policies DP1, DP2 and DP7 of RSS, policies GR1 and GR2 of the Local Plan as well as the Princess Street Development Brief.

Sustainability

- 7.17 Over the course of the last twelve months, the applicant's have also given further consideration to issues relating to sustainability and the use of the Green roof as a single span feature on the top deck of the scheme.
- 7.18 Due to the sheer weight of a single span Green roof, the applicants now propose to break the Green roof down into three discrete sections but in locations that would be much more visible from within the public realm. Whilst the three areas would be smaller in overall terms than the single span, officers are satisfied that the approach is a far better demonstration of the Green credentials rather than a single roof sited on the top deck, being only visible to hotel guests.
- 7.19 The inclusion of an array of PV cells in a prominent position on the roof of the speciality retail reinforces this. Notwithstanding this, there is still a requirement to impose a condition to secure the precise strategy in respect of how the 10% renewable energy requirement will be met.

Impact and consideration of reduced car parking provision

- 7.20 As a direct result of the proposed alterations to the layout and circulatory arrangements on car park levels 1 and 2, the overall level of car parking spaces is proposed to be reduced from 252 to 224, a net loss of 28 spaces.
- 7.21 Whilst this amounts to an 11% reduction, the Strategic Highways Manager is satisfied that this would not adversely impact upon highway safety and that the provision would serve to adequately meet the needs of the development. In reaching this view, the SHM has had particular regard to the 30% reduction in the number of hotel bedrooms which helps to off-set the loss.
- 7.23 Officers are therefore satisfied that the proposed alterations would accord with the requirements of policy EC18 of PPS4, DP11 of RSS and policies GR1, GR9 and GR18 of the Local Plan.

8.0 Proposed Alterations to the S106 Heads of Terms

- 8.1 Over the course of the last twelve months, officers have been working closely with the developers to finalise the terms of the S106 Agreement. During this period, the circumstances surrounding certain aspects of the original proposed heads of terms have now been changed and there is therefore a need to secure agreement from members to a number of revisions.

Market Provisions

- 8.2 In addition to the application delivering the physical space and infrastructure necessary for the market to operate, the original proposed S106 heads of terms sought to secure further details relating to the physical operation and management of the market itself.
- 8.3 However, it is not appropriate for the S106 Agreement to include market management arrangements because they are not planning related issues.
- 8.4 As such, whilst it is still proposed that the S106 Agreement delivers the new stalls, anchor points and pop-up sockets, the future operation of the market is a matter that would need to be covered by management arrangements outside the planning process.

Treatment of the Public Realm within Mill Street

- 8.5 At the time of determining the committee report in July last year, a range of off-site highway works had been agreed in order to deliver enhancements to a number of areas of public realm within the town centre.
- 8.6 The main aspect of the proposed works related to the enhancement of the environment to Mill Street, and in particular works to secure enhancements to the footpath route necessary to deliver the proposed retail circuit.
- 8.7 The proposed works also extended to include:
- Enhancements to the Stonehouse Green steps,
 - Street furniture within Bridge Street and Duke Street,
 - A financial contribution towards cleaning of the existing shared surface along both Bridge Street and Duke Street.
 - Provision of a pedestrian surface level crossing to Market Street
- 8.8 The applicants also agreed to contribute £10,000 or 50% towards the commissioning by Congleton Town Council of a public realm strategy.
- 8.9 Following on from the original report, the public realm strategy (PRS) has now been substantially completed which resulted in further discussions between the council, town council and applicant's with a view to amending the Mill Street scheme to more accurately reflect the design aspirations of the PRS.
- 8.10 Following these discussions, and whilst it has become apparent that the aspirations of the PRS for Mill Street cannot be fully implemented in their entirety due to costs far exceeding those associated with the approved scheme, a readjustment of the approved scheme (focusing around two larger, pedestrian priority areas, new tree planting and a more varied palette of materials) could be facilitated if the heads of terms are revised.

- 8.11 It is therefore proposed to redirect money previously identified for cleaning Bridge Street, and providing up to 4 new planters and benches within the Bridge Street area, back into the works to Mill Street in order to secure a more comprehensive scheme of public realm works to be agreed which more closely reflect the findings of the PRS. In addition, it is also proposed to build in greater flexibility in respect of the exact scheme of works proposed for the Stonehouse Green, again with the view to redirecting funding back into the Mill Street scheme.
- 8.12 This approach has the support of both the applicant and town council and it is therefore proposed to revise the wording in respect of heads of terms as detailed within the recommendation at the end of this report.

Community Infrastructure Levy Considerations

- 8.13 The original committee report considered the requirements of the S106 Agreement against the tests within the Community Infrastructure Regulations 2010. The proposed changes do not however seek to introduce additional infrastructure requirements and it is not therefore considered that a fresh assessment against the CIL Regulations tests is required in this case.

New or Amended Conditions

- 8.14 A minor correction is proposed to condition 14 in respect of net retail floorspace. In the previous suggested condition, a figure of 1013sq.m was used, this should have read 1103sq.m. It will therefore be corrected accordingly.
- 8.15 Proposed condition 5 will be amended to allow for the possible inclusion of an element of public art instead of a clock tower feature.
- 8.16 Two new conditions are also proposed. The first to allow the precise design of the brick section to elevation L-L to be agreed for reasons described within the report and the second to control the nature and use of the proposed mezzanine floor.

9.0 Conclusions and Recommendation

- 9.1 a) That Members approve the amended plans and revised heads of terms.
- b) That Members approve the application subject to conditions and subject to the prior signing of a S106 Agreement:

Proposed Heads of Terms

1. Off-site Highway Works

(a) Mill Street Enhancements

That prior to the commencement of development, the agreement shall secure the submission, delivery timeframe and detailed material specification for a scheme for public realm enhancements to Mill Street.

The scheme shall be based around the provisions of SAB Plan 11 - DWG no N60749/11 Rev D with alterations to more accurately reflect the alternative

design which emerges from the Town Centre Public Realm Study. The approved scheme shall then be implemented in accordance with an approved timescale

(b) Stonehouse Green

That prior to the commencement of development, a detailed scheme for enhancements to the Stonehouse Green pedestrian route is submitted, approved and implemented in accordance with a detailed timetable to be agreed. That the provision of funding for these works can be alternatively invested into the proposed works to Mill Street as identified at 1(a)

(c) A54/A34 Rood Hill Junction Improvement

Secure a financial contribution prior to the commencement of development of no more than £45,000 towards the upgrade of the junction through replacement of the existing signal controller.

(d) Treatment of Victoria Street

Continuation of the agreed public realm treatment for the proposed Town Square along the length of Victoria Street connecting to Bridge Street in accordance with precise details and timeframe to be agreed.

(e) Provision of new surface level pedestrian crossing island to Market Street in accordance precise design and timeframe to be agreed with the Council.

2. Market Provision

Provision to cover the following: -

a) That prior to the first occupation of the hereby-approved food store, or an alternative timescale as may be agreed in writing by the Local Planning Authority, the applicants purchase and make available for use 36 new pop-up market stalls in accordance with a detailed specification to be agreed in writing by the Council.

b) The applicant to purchase anchor points for any new stalls which are to be laid out in the new public square in a location and arrangement to be agreed in writing with the Council within an agreed timeframe.

c) The applicant to install pop-up sockets (or alternative power point specification) within the new public square in a location and arrangement to be agreed in writing with the Council within a timeframe to be agreed in writing by the Council.

3. New Public Square

Provisions to ensure the following: -

a) That no less than 12 events per annum, where they are agreed with the Town Council and Cheshire East Borough Council, can be held within the proposed public square.

b) To secure installation of facilities for lighting and power for public events within the new square in accordance with details to be agreed within the Council prior to the commencement of development and implemented prior to the first occupation of the food store or other such time as may be agreed in writing by the Local Planning Authority.

c) Ensure public access to the square at all times unless otherwise agreed in writing with the Local Planning Authority (LPA).

d) That prior to the commencement of development, the detailed design, material specification and landscape plan for the proposed public square is agreed in writing with the LPA and fully implemented in accordance with the approved plans prior to the first occupation of the development

4. Restrictions

a) Prevent the erection of shelving and display of advertisements within windows overlooking public realm within the proposed public square and Pedestrian walk way connecting to Mill Street and that a minimum of 75% of the ground floor windows overlooking Mill Street remain un-obscured of shelving, any form of advertisements or other structures.

b) That a café use by incorporated the food store floorspace overlooking the public square in accordance with precise details to be agreed in writing with the Council prior to first occupation of the development.

5. Framework Travel Plan

a) To secure submission and implementation of a detailed Travel Plan based around the submitted Framework Travel Plan, to be agreed in writing by the Council with specific provisions and trigger mechanisms for the occupiers of the food store and hotel elements.

b) Secure a financial contribution of £5000 toward monitoring of the Travel Plan, returnable after 5-years should the Council not utilise the funds for monitoring of the agreement.

6. Secure Two Hours Free Parking

7. Public Realm

A contribution of £10,000 or 50% (whichever is the lower) to the cost of a Public Realm Design Strategy commissioned by Congleton Town Council. Any cost savings which arise between (i) the implementation of the specification contained in the Strategy or of off-site highway works (if completed beforehand) and (ii) the applicant's indicative costings for those works, shall be used to further enhance the public realm.

Proposed Conditions

1. 3 Year Time Limit.

2. Development in accordance with the approved plans.

3. All external facing materials to be submitted and approved prior to the commencement of development and implemented in accordance with the approved details.

Design Related Matters

4. Development to be constructed with Green Roof, the details of which shall be submitted and approved prior to the commencement.
5. Precise design and materials specification of the feature tower to be submitted and approved prior to the commencement of development.
6. Minimum 100mm window reveal depths to the Mill Street Façade unless otherwise agreed in writing by the Local Planning Authority.
7. Site levels in accordance with approved drawings Environmental Health
8. Environment Agency contaminated land condition.
9. Further gas monitoring to be undertaken and scheme for gas protection measures submitted and approved prior to commencement of development.
10. Scheme for noise mitigation to achieve a BS8233: 1999 “Good Standard” to hotel bedrooms to northern and western facades to be submitted and approved prior to the commencement of development.
11. Scheme for noise mitigation to plant and equipment within the development for each phase of development in accordance with BS4142.
12. Submission of a Construction Environmental Management Plan to cover the following areas: -
 - a) Restriction on hours of demolition, construction and deliveries in accordance with those specified by Environmental Health
 - b) Submission of detailed scheme for measures to mitigate dust
 - c) Details of road sweeper provision during demolition and construction
 - d) Identification of storage and delivery areas within the site
 - e) To prevent materials being burnt on site
13. Scheme for ventilation and extraction equipment for the café and restaurant uses, extending to also include kitchen and bakery areas within the proposed hotel and or food store, to be submitted and approved for each phase of development and implemented thereafter.

Retail Conditions

14. Ensure total net retail floorspace with the food store is restricted to 3583m² with a maximum 2480m² net convenience floorspace and a maximum 1103m² net comparison floorspace. In addition a percentage based approach is adopted to allow flexibility with a 70% convenience and 30% comparison goods split.
15. Restriction within the food store to prevent the inclusion of an instore pharmacy and post-office.
16. Mezzanine level for ancillary accommodation only as specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Highways and Drainage

17. Restriction on food store opening hours Highway and Drainage Conditions

18. All car parking spaces proposed within the development to be fully available prior to the first use of the hereby-approved development.

19. Submission of surface water regulation and drainage strategy prior to the commencement of development and implementation of thereafter.

20. Prior to first occupation, precise details of cycle parking facilities to be submitted and approved.

21. Site to be drained on a separate system with only foul drainage connected into the existing foul public sewer which crosses the site. Surface water to be discharged into the Howty Brook.

Specific Conditions

22. Relocation of War plaque to a location to be agreed in writing prior to the commencement of development and fully implemented thereafter.

23. No development to commence until the temporary market facilities to the Fairground Site have been fully implemented in accordance with approved details unless otherwise agreed in writing with the Local Planning Authority.

24. Scheme for detailed archaeological investigation to be submitted and agreed prior to the commencement of development with a mechanism to ensure a mitigation strategy is agreed with the Local Planning Authority where necessary and fully implemented thereafter.

25. Prior to commencement of development a scheme for CCTV to be submitted and approved by the Local Planning Authority and fully implemented thereafter.

26. Prior to commencement of development a scheme for external lighting for the development site shall be submitted and approved by the Local Planning Authority and fully implemented thereafter. This is to also include town direction signage.

27. Prior to commencement of development detailed scheme for lighting and physical security measures for the Princess Street underpass to be submitted and approved by the Local Planning Authority and fully implemented thereafter.

28. Prior to commencement of development detailed scheme for security measures to all retail (excluding the food store) and internal market units to be submitted and approved by the by the Local Planning Authority to include details of internal roller shutters, panic and intruder Alarms and CCTV and fully implemented thereafter.

29. Prior to commencement of development, precise details of toilets which are available for public use to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter.

30. Detailed Landscape Plan to be submitted

31. 5-year landscape management condition

Ecology

32. Detailed scheme for implementation of Bat habitat creation/mitigation in accordance with recommendations within the applicants report to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter

33. Standard breeding bird condition

34. Submission of a Site Waste Management Plan prior to the commencement of development and fully implemented thereafter

35. Restriction to use classes - Restaurant & Café Uses. Excluding café within food store element which is included within the S106 Agreement

36. Phasing mechanism to ensure:-

a) That a construction timetable and overall build approach is agreed with the Council prior to the commencement of development and is fully implemented in accordance with those details unless otherwise agreed in writing by the Local Planning Authority.

b) Requiring that no part of the development be occupied until such time as the development has been fully constructed (externally) and completed in accordance with the approved plans.

37. Precise design of gable wall adjoining 19 Mill Street to be submitted and agreed in writing and fully implemented thereafter.

38. 10% renewable energy condition, precise details of power voltage optimisation system to be submitted, agreed in writing and fully implemented thereafter.

39. Precise details of Shop Mobility and time frame for implementation to be submitted and be agreed.

40. Precise design of the brick panel to elevation L-L to be submitted and agreed in writing prior to the commencement of development

41. Precise details for means of enclosure of the parapet wall adjacent as shown on elevation N-N shall be submitted and approved in writing and be fully implemented prior to first occupation of the hereby-approved food store.