

Application No: 15/4137M

Location: THE GRANGE, SOUTH PARK DRIVE, POYNTON, CHESHIRE, SK12 1BS

Proposal: Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Amendments to previous application reference 13/1165M

Applicant: Hillcrest Homes Ltd

Expiry Date: 05-Nov-2015

SUMMARY: The Planning Inspectorate considered the previous application to be of a suitable density for the Low density area, and it is considered that the proposed amendments to the siting along with the proposed landscape and boundary mitigation proposed is suitable to address the amenity issues which arose from the previous application and appeal.

It is therefore considered that the demolition of the existing dwelling and associated outbuildings and the erection of 8 detached dwellings is acceptable and would not be harmful to either the character of the low density housing area or the amenity of nearby residential occupiers. The access and parking arrangements are acceptable. Whilst the proposal would result in the loss of a some trees and existing landscaping on the site, on balance it is considered that the proposed development can be implemented without having a detrimental effect on retained individual specimen trees or the wider woodland aspect. There would be no adverse impact on protected species, and there are no ecological objections to the proposal. Whilst the comments of Poynton Town Council and of local residents have been carefully considered, for the reasons outlined within the report, the proposal is considered to be acceptable and compliant with Development Plan policies.

The application is therefore recommended for approval subject to conditions and the completion of a s106 legal agreement.

RECOMMENDATION: APPROVE Subject to S106 Agreement and conditions

PROPOSAL:

Planning permission is sought for the demolition of the existing buildings on the site and the erection of 8 detached dwellings. A single, amended access point to be shared by the dwellings would be formed off South Park Drive.

The application follows application reference 13/1165M, which was refusal by Northern Planning Committee and dismissal at appeal for a similar scale of development.

SITE DESCRIPTION:

The application site is located to the south of South Park Drive in Poynton. Vehicular access is taken from South Park Drive. It presently contains a large, detached dwelling and various ancillary outbuildings set within a site area of 2.79 hectares. A large lake is located to the rear of the dwelling. Existing residential properties are located to the east, south and west of the site with Poynton Park to the north. Princess Incline, a public right of way and an area of protected woodland is also located to the south of the site. The site contains a large number of mature trees and mature landscaping, some of which are protected by TPOs.

The site is allocated as a predominantly residential area and a low density housing area on the Macclesfield Borough Local Plan.

RELEVANT HISTORY:

13/1165M - Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works – Refused 6th June 2013 and Dismissed at appeal 15th August 2014

13/0148M - The proposed development comprises of 8 No. family dwellings, to replace a large family house and associated outhouses. Withdrawn 07.03.13.

11/3085M - The demolition of a detached dwelling and associated buildings and the erection of 10 dwellings. Withdrawn 06.10.11.

05/2011P - SINGLE STOREY SIDE LINK EXTENSION TO FORM HOBBY ROOM, SINGLE STOREY REAR EXTENSION AND CANOPY OVER SIDE ENTRANCE. Approved 04.10.05.

72478P - ERECTION OF BUILDING FOR GARAGING OF VINTAGE/CLASSIC CARS AND STORAGE OF GARDEN MAINTENANCE AND POND MAINTENANCE EQUIPMENT. Approved 21.12.92.

51952P - PORCH CONSERVATORY FACILITIES FOR SWIMMING POOL AND EXTENSION TO WORKSHOP. Approved 25.02.88.

NATIONAL & LOCAL POLICY

National Policy

National Planning Policy Framework (NPPF)

Local Plan Policy

Macclesfield Borough Local Plan 2004.

NE11 Nature Conservation
BE1 Design Guidance

H2 Environmental Quality in Housing Developments
H5 Windfall Housing Sites
H12 Low Density Housing Areas
H13 Protecting Residential Areas
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping Scheme
DC9 Tree Protection
DC38 Space, Light and Privacy
DC40 Children's Play Provision and Amenity Space
DC41 Infill Housing Development or Redevelopment
DC46 Demolition

Cheshire East Council Local Plan Submission Version 2014

MP1 – Presumption in Favour of Sustainable Development
SD1 – Sustainable Development in Cheshire East
SD2 – Sustainable Development Principles
SC4 – Residential Mix
SE1 – Design
CO1 – Sustainable Travel and Transport

Other Material Planning Considerations

Poynton Supplementary Planning Document.

Macclesfield Borough Council SPG on S106 agreements.

CONSULTATIONS:

Highways – This is a full planning application for the demolition of a detached dwelling on South Park Drive in Poynton and its replacement with eight detached dwellings, with associated parking and new access taken from South Park Drive.

There are no material highway implications associated with this development proposal, the proposals for access are satisfactory and I am satisfied that there is sufficient space within the site to provide off street parking provision for each dwelling in accordance with CEC minimum parking standards.

Accordingly, the Strategic Infrastructure Manager has no objection in relation to the planning application.

Informative

Prior to first development the developer will enter into and sign a Section 184 Agreement under the highways Act 1980 to provide a new vehicular crossing over the adopted footpath/verge in accordance with Cheshire East Council specification.

The developer should contact: CEHNorth@cheshireeasthighways.org

Environment Agency – No comments to make

Environmental Health – No objections, subject to the imposition of conditions regarding noise, hours of construction, pile driving, dust control and contaminated land, and electric charging points

United Utilities – No objections, subject to conditions for foul water and surface water drainage

Manchester Airport – No objections

PARISH/TOWN COUNCIL REPRESENTATION

Poynton Parish Council - Recommend refusal. Breach of Policy H12 of the Macclesfield Borough Local Plan (low density housing areas). Contrary to statements by the developer, the site for development cannot be regarded as previously developed (brownfield) land. The definition excludes "land in built-up areas such as private residential gardens.....which, although it may feature path, pavilions and other buildings, has not been previously developed" (Planning Policy Statement 3 - Housing (PPS 3).

MBC Standard Conditions and Reasons for Refusal - RO1LP - Contrary to provisions in the Macclesfield Borough Local Plan;

RO1TR and RO2TR - Loss of protected trees and threat to protected trees respectively;

RO1NC - Threat to the habitat of protected species, namely badgers, bats, newts and herons.

RO2RD - Loss of privacy, on the basis of overlooking - the area for development is several feet higher than the surrounding properties;

RO3RD - Cramped development;

RO7RD - Development unneighbourly. Members also were also concerned about the overall impact this development would have on the character of the area, and its effect on the lake, a historic feature connected to a larger body of water, Poynton Pool, and the potential noise and other forms of pollution. In addition, Cheshire East are requested to ask their Archaeology Service to assess the impact this development would have on the lake, an artificial feature more than 200 years old, which once formed part of the garden of Poynton Towers. (NC)

- The property development in no way addresses the previous concerns addressed by the Inspector in 2014
- Our extreme concerns about the development
- The concern expressed by local residents at the lack of accuracy of the plans

OTHER REPRESENTATIONS

To date, representations from 7 different addresses have been received in relation to the application objecting to the proposal. Copies of the representations can be viewed on the application file. The main points of concern raised are listed below:

- Adverse impact on the residential amenity of nearby residents
- Adverse impact on the low density housing area
- Contrary to policies contained in the Local Plan
- Accept that improvements have been made in recent application, however still have concerns
- Concern about narrowness of access road, lack of passing places, driveway lengths and parking spaces, and if suitable for emergency services/bin wagons
- Concerns over potential loss of protected tree (Monkey Puzzle Tree)
- Objections raised to statements within the application in relation to discussion had between the applicant/agent and neighbouring properties regarding future applications
- Noise generation from increased number of dwellings and associated traffic
- Existing high standard of privacy not maintained
- No objection in principle but feel that 8 houses is too many
- Over development of the site – which now includes building into the lake to ensure separation distances are met
- Gardens are much smaller than others in the low density area
- Ecology report dated July 2015, fails to acknowledge badger setts and Japanese Knotweed
- Plot 6 is to be built on an area designated as 'woodland and trees to be retained in the ecological survey
- Object to the description of 'family homes' when properties overhang the water, and have terraces
- Loss of protected trees and impact on those to be retained
- Concern about use of motorised boats and jet skis on the lake
- Overdevelopment of the plot
- Proposal will unduly impact on the ecology of the site
- Potential to pollute Poynton Pool as lake is a feeder pool
- Concern about opening up of the footpath around the site
- Increased congestion
- Impact on off site trees
- Would set a precedent for infilling other gardens in the area or development on protected woodland
- Landscaping is an integral part of the development and should be submitted prior to a decision being made
- Supporting documents give misleading information
- Not a brownfield site as is suggested
- Concern about flooding due to culvert nearby and potential for blockage
- Application states that there are no habitable windows to the eastern boundary – this is incorrect House Type A(H) on Plots 5 and 6 are media rooms
- Moving the property on plot 6 8mtrs further away will still dominate the outlook and appear overbearing on the neighbours at 11 Millstone Close
- Plot 6 will be constructed on top of a badger sett
- Development will not benefit anyone in the local area other than the developer and landowner
- How will the woodland management plan be managed in practice?
- Development will exacerbate the current flooding issue in the area during heavy rainfall

Letters from 2 addresses of no objection/concerns have also been received

OFFICER APPRAISAL

Principle of Development

The site is located within a low density housing area within predominantly residential area. As such the principle of new housing can be acceptable subject to compliance with relevant policies and in particular, Local Plan policy H12 which relates to low density housing areas.

Low Density Housing Area

Local Plan policy H12 states that within low density housing areas, new housing development will not normally be permitted unless the following criteria are met:

- The proposal should be sympathetic to the character of the established residential area, particularly taking account of the physical scale and form of new houses and vehicular access
- The plot width and space between the sides of housing should be commensurate with the surrounding area
- The existing low density should not be exceeded in any particular area
- Existing high standards of space, light and privacy should be maintained
- Existing tree and ground cover of public amenity value should be retained

In addition, in respect of Poynton Park, along South Park Drive the existing frontage building line should be maintained. Within this particular low density housing area, there is no specific requirement for minimum plot sizes.

The previous application reference number 13/1165M was refused by the Committee for two reasons, one of the reasons was in relation to the character and appearance of the local area by means of housing density, and was considered to be contrary to Policy H12.

However, the Inspector considered this reason for refusal within the appeal decision and concluded that,

'the area is characterised by low density development comprising of a variety of dwellings mostly located in fairly large gardens. The appeal proposal reflects this character with only eight houses being arranged across the developable part of the site. All these are located in sizable gardens with five of the properties adjoining the lake. Although the proposed density of development may be slightly higher than the surrounding area, and certain of the new houses closer together than the existing, I (the Inspector) do not consider that this is likely to be particularly noticeable. The retention, and reinforcement, of the trees and vegetation along the South Park Drive frontage and the set-back of the proposed dwellings to the building line of adjacent houses would ensure that the sylvan appearance of this part of the drive is retained.'

I (the inspector) conclude, therefore, on the first main issue that the proposal would be in keeping with the character and appearance of the local area. As a result the scheme accords with the objectives of Policy H12...which aims, amongst a range of matters, to ensure that development respects local character, existing density, and the building line along South Park Drive.'

Therefore, given that the proposal is for the same level of development as the previous application, it is considered that as discussed by the Inspector at the last appeal whilst the development may be of a slightly higher density than the existing, this would still be in keeping with the character and appearance of the local area and therefore accords with the objectives of Policy H12.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"

There are, however, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent.

SOCIAL SUSTAINABILITY

Amenity

As discussed, Local Plan policy H12 requires existing high standards of space, light and privacy to be maintained. Additionally Local Plan policies DC3, DC38 and H13 seek to ensure that new development does not significantly injure the amenities of adjoining or nearby residential property due to amongst other things, loss of privacy, overbearing effect, loss of sunlight and daylight, noise, traffic generation, access and car parking.

Policy DC41 also deals with infill housing and redevelopment. Policy H12 sets standard for low density housing areas, but the general policy for redevelopment of sites is also applicable. The policy sets the following criteria:

1. In areas which enjoy higher space, light and privacy standards than the minimum prescribed standards, then new dwellings should meet the higher local standard;
2. The proposal should not result in overlooking of existing private gardens;
3. The proposal should not lead to excessive overshadowing of existing habitable rooms;
4. The garden space should reflect the typical ratio of garden space within curtilages in the area and the location, size and shapes should be suitable for the intended purpose;
5. The proposal should not result in excessive amounts of new traffic into a quiet area or on unsuitable roads. Within the site the location and amount of vehicle space should not lead to annoyance or intrusion to neighbouring properties;
6. The proposal should normally enjoy open outlook onto a highway or open space from one elevation. Tandem and back land development will not normally be permitted where this would result in substandard outlook, overlooking and disturbance by through traffic
- 7 Car parking should be provided in accordance with the standards set out in appendix 10 (no longer relevant)
- 8 Vehicular and pedestrian access should be safe, particularly by the adequate provision of visibility splays.

The Appeal decision for 13/1165M considered the amenity impact of the proposed development on neighbouring amenity, in line with the second reason for refusal. The Inspector concluded that the development would not lead to significant levels of overlooking or noise and disturbance, but raised concerns with the proximity of the 3 proposed dwellings on the eastern boundary and the impact that the proposed development would have on the outlook of the neighbours properties No.6 and 11 Millstone Close and Tower Gardens. The Inspector noted that Plots 5 and 6 were sited close to boundaries with the neighbouring properties and in turn the siting, scale and height of the proposed dwellings would have a dominant immediate outlook from the three existing dwellings.

As the layout and level of dwelling is the similar to the appeal layout it is considered that the conclusions of the Inspector should be given significant weight.

The proposed development as amended would see the dwellings on Plots 5 & 6 moved a minimum of 14m away from the boundary with No.6 and 11 Millstone Close. This compares to approximately 6 metres on the previous application. The plans also show the access road moved further away from the boundary with landscaping and an acoustic fence proposed between the proposed dwellings and the neighbouring properties. Interfacing standards have been met and exceeded between the proposed dwelling and existing dwellings. It is therefore considered that with the addition of conditions to ensure the proposed boundary treatment and planting is implemented as proposed the proposed development is acceptable and now addresses the concerns raised by the Inspector in the previous application.

The property on Plot 4 will similarly be set back 13.5m away from the boundary with Tower Gardens. The proposed dwelling will meet the interference distances and it is considered the scale, siting and height of the dwelling is now improved to ensure the outlook from the neighbouring property is not such that it would warrant refusal of the permission.

The Inspector considered that the development positioned adjacent to the western boundary did not have the same visual impact on the neighbouring properties due the existing two storeys outbuilding on the site which are to be removed as part of the development. The proposed dwelling will be sited further away from the boundary with the neighbouring properties and therefore it was concluded that the development would not have an increased impact on neighbouring amenity over and above the existing situation.

Environmental Protection have proposed conditions noise, hours of construction, pile driving, dust control and contaminated land, and electric charging points. It is considered reasonable to conditions these issues to ensure the amenity of the neighbouring properties is safeguarded.

All the proposed dwellings appear to have a suitable level of private amenity space suitable for the size of the properties.

It is therefore considered that the relationship between the proposed houses is considered to be acceptable and compliant with Local Plan policies DC3, DC38, DC41 and H12.

Affordable housing

As the application site area exceeds 0.4 hectares, in line with the Council's Interim Planning Statement on Affordable Housing, there is a requirement for affordable housing to be provided in association with the development. In this case given the scale and nature of the dwellings proposed, it is considered more appropriate for a commuted sum to be provided in lieu of on site provision. It is concluded that £150,000 would be the minimum amount required to feasibly provide 2 affordable housing units in the locality.

Whilst normally provision of affordable housing would be sought on site, regard should be had low density housing policies that apply to the site. To comply with policy H12 of the Local Plan, the developer is required to meet higher standards in terms of the low density housing provided. Insisting on affordable housing provision on site would conflict with these objectives

and would require a higher density of housing to be provided when considering redevelopment in low density housing areas. The Council's policy does allow in principle for off-site contributions. This is considered to be an application where it the most appropriate solution.

The applicant has agreed a £150,000 contribution towards affordable housing provision, which would need to be secured through the completion of a s106 legal agreement.

ENVIRONMENTAL SUSTAINABILITY

Landscape and Trees

The Council's Tree Officer has considered the proposal and notes that the alterations and amendments to the initial submission now allow for the retention of the two protected trees (T1 & T2) to be retained, and protected in accordance with current best practice BS5837:2012.

The trees and shrubs highlighted for removal were agreed as part of the previous application. Any impact in Arboricultural terms within the immediate area and the wider landscape is not considered to be significant.

The revised Arboricultural detail (Ref 11_2015_TGP_BS) objectively covers most of the issues but does not contain tree protection details. This can be addressed by condition along with method statement's for both the removal of the existing driveway within the RPA of retained trees and implementation of hard standing areas within RPA's.

It is therefore considered that with the addition of conditions for Tree Protection measures the proposal is acceptable.

Further, the increased landscape buffer will be strengthened with new substantial laurel hedges on raised bund, drawing 10118(PL)150D illustrates the cross sections through the increased landscape screening, however the illustrative appearance of this plan can only be considered as indicative and therefore a further conditions for detailed landscaping will also be included.

Flooding/Drainage

Both the Environment Agency and United Utilities have been consulted on the application and no objection have been raised subject to conditions for surface water and foul water drainage.

Whilst comments made in representation relating to flooding have been considered, given that no objections have been raised by the Environment Agency, it is considered that subject to the imposition of the suggested conditions, there are no sustainable grounds to reject the proposal on the basis of flooding.

Public Open Space and Recreation/Outdoor Sport Provision

Due to the size of the site area there is also a requirement for public open space and recreation/outdoor sports provision in association with the development. As no provision is proposed on site, the leisure services department advised in the previous application that a commuted sum of £28,000 is required. The commuted sum would be used for the nearby Poynton Pool/Park and Princes Incline.

The applicant has agreed to meet the required commuted sum, which would need to be secured through the completion of a s106 legal agreement.

Ecology

The Council's Ecology Officer has considered the proposal and has made the following comments on the submitted information.

Badgers

Two badger setts have been recorded within the application site. The main sett will not be directly affected by the proposals. There is however a second smaller sett located in close proximity to one of the proposed residential units. In order to avoid any disturbance of badgers using this sett the applicant is proposing to temporarily close this site for the duration of the construction phase. This work would be undertaken under the terms of a Natural England license. Badgers were observed drinking from the swimming pool on site and so the provision of an alternative source of drinking water for badgers is also proposed. The Council's Ecologist advises that the proposed badger mitigation is acceptable.

Breeding Birds

If planning consent is granted it is recommended that conditions be attached to safeguard breeding birds and ensure some additional provision is made for roosting bats and nesting birds as part of the proposals.

Invasive species

Two non-native invasive plant species are present on site. If planning consent is granted it is recommended that a condition be attached requiring the submission and implementation of a method statement for the eradication of these species.

Reedbed

The submitted phase one habitat survey has identified a Reedbed in the margins of the on-site lake. Reedbed is a Biodiversity Action Plan Priority habitat and hence a material consideration. The reedbed appears to be retained as part of the proposed development.

Design

The proposed dwellings are contemporary in style and would be constructed from a mixture of painted render, timber panels, glass and timber/powder coated aluminium doors and windows. Given the nature and location of the site and given the mixture of property types and styles in the locality, no objections are raised to the design proposed.

Archaeology

The Town Council and objectors raised a query regarding the archaeological potential of the site and the impact of the development on the lake. The Council's Archaeology Service has been consulted on the previous application. Whilst it is acknowledged that the lake lies approximately 170m to the south west of the site of the former Poynton Hall, given the distance of the lake from the hall, the lack of any structures within the development on the earliest available mapping, and the extent of disturbance from previous development, it is not considered that the proposal would have any archaeological implications.

Highways

The Strategic Highways Manager (SHM) has no objections and the proposal is therefore considered to be acceptable in highway safety terms and in compliance with the relevant policies in the adopted and emerging local plans.

ECONOMIC SUSTAINABILITY

It is accepted that the construction of a housing development of this size would bring the usual economic benefit to the closest shops in Holmes Chapel for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

As such, it is considered that the proposed development would be economically sustainable.

Other Matters

With regard to other issues raised in objection, the applicant's have confirmed that the site would not be opened up to the public but that the land to the rear of the dwellings and the lake would be for the use of occupiers of the development only. It is proposed that a woodland management company be set up with each dwelling signing up to this to ensure the future maintenance of the woodland and communal areas. Additionally it is not proposed to use the lake for motorised boats or jet skis etc it is considered unreasonable to include a planning condition to restrict the use of the lake. It is not considered that the development would set a precedent for the infilling of other gardens in the area as each case would be assessed on its merits. Similarly it is not considered that the proposal would result in an increase in crime as the proposal is for a private development which would if anything, provide more surveillance of the area. Whilst it is agreed that the site is not a brownfield site, as it lies within a predominantly residential area, there is no objection in principle to its development for housing providing that the impact on the character of the area is considered acceptable.

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of a commuted sum payment in lieu of affordable housing is necessary, fair and reasonable to provide sufficient affordable housing in the area, and to comply with National Planning Policy.

The commuted sum in lieu of Public Open Space is necessary, fair and reasonable, as the proposed development will provide 8 family houses, the occupiers of which will use local facilities as there is no public open space on site, as such, there is a need to upgrade / enhance existing facilities. The contribution is in accordance with the Council's Supplementary Planning Guidance.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development.

PLANNING BALANCE AND CONCLUSION

The Planning Inspectorate considered the previous application to be of a suitable density for the Low density area, and it is considered that the proposed amendments to the siting along with the proposed landscape and boundary mitigation proposed is suitable to address the amenity issues which arose from the previous application and appeal.

It is therefore considered that the demolition of the existing dwelling and associated outbuildings and the erection of 8 detached dwellings is acceptable and would not be harmful to either the character of the low density housing area or the amenity of nearby residential occupiers. The access and parking arrangements are acceptable. Whilst the proposal would result in the loss of a some trees and existing landscaping on the site, on balance it is considered that the proposed development can be implemented without having a detrimental effect on retained individual specimen trees or the wider woodland aspect. There would be no adverse impact on protected species, and there are no ecological objections to the proposal. Whilst the comments of Poynton Town Council and of local residents have been carefully considered, for the reasons outlined within the report, the proposal is considered to be acceptable and compliant with Development Plan policies.

The application is therefore recommended for approval subject to conditions and the completion of a s106 legal agreement.

RECOMMENDATIONS

APPROVE Subject to Section 106 agreement and conditions:

HEADS OF TERMS

The completion of a s106 legal agreement is required. This includes the following Heads of Terms:

- The payment of £150,000 in lieu of on site provision of affordable housing
- £28,000 for off-site provision of Public Open Space and Recreation Space for improvements, additions and enhancement of existing Public Open Space facilities at open space facilities at Poynton Pool/Park and Princes Incline.

CONDITIONS

- 1. Standard**
- 2. Approved plans**
- 3. Materials to be submitted**
- 4. Landscaping plan**
- 5. Landscaping (implementation)**
- 6. Boundary treatment**
- 7. Tree Prtections**
- 8. All arboricultural works shall be carried out in accordance with Christians Environmental Site Report and Appraisal Plans ref 11_2015_TGP_BS Rev B received by the Local Authority on the 25th November 2015**
- 9. Surface water drainage**
- 10. Foul water drainage**
- 11. Ecological mitigation as proposed**
- 12. Breeding birds**
- 13. Bat and bird boxes**
- 14. Invasive species method statement**
- 15. noise,**
- 16. hours of construction,**
- 17. pile driving,**
- 18. dust control**
- 19. contaminated land,**
- 20. electric charging points**

