

Application No: 17/4370M

Location: JODRELL BANK OBSERVATORY, MACCLESFIELD ROAD, JODRELL BANK, CHESHIRE, SK11 9DL

Proposal: The proposal includes the creation of a new, single storey building to house a heritage exhibition and visitor centre. In conjunction with this, new footpaths, landscaping and associated enabling works are provided.

Applicant: University of Manchester

Expiry Date: 08-Dec-2017

SUMMARY

The site is the Granada Arboretum at Jodrell Bank. The application site is the Jodrell Bank Observatory which is set in an isolated location in Lower Withington located partly within Goostrey Parish and partly within Lower Withington Parish. The observatory is home of the Sir Bernard Lovell telescope which, approximately 60 years after its construction remains the third largest. The outstanding significance of the telescope has been recognised through its designation as a grade I listed building, which places it in the top 2.5% of the most significant listed buildings in England. The site has a series of buildings on it forming part of the University of Manchester research facility.

The Jodrell Bank Discovery Centre forms a main part of the site which is a public outreach arm and hosts approximately 150,000 visitors per year.

The proposals are for the First Light Project, a heritage exhibition and visitor centre to compliment the existing scientific exhibitions and visitor centre at the site. The building is of a unique architectural design and is an architecture led project. The building forms a dome shaped earth mound which will provide a new visitor attraction.

It is considered that the proposed development is a very important project to provide a new element of Jodrell Bank as a key tourist destination within Cheshire East. The proposals will provide a visitor centre and exhibition focused on the history of Jodrell Bank, a part of the story which is not told at the site currently as the focus is on science and in particular astronomy. The proposals will provide a key expansion of the site for the First Light Project with a unique architectural design based on a carefully considered design concept.

The design will integrate well into its surroundings within the Granada Arboretum and will not have a detrimental landscape impact or impact on the Grade I listed Lovell Telescope and associated buildings. It is considered that the proposal will maintain the intrinsic character and beauty of the Open Countryside in this area and will not detract from it. The proposed development accords with development plan policies and is therefore considered to be a sustainable form of development.

Sustainable forms of development that accord with the development plan must be approved without delay unless material considerations indicate otherwise, in this case it is considered

that the proposal is acceptable subject to conditions and is therefore recommended for approval.

Summary recommendation: Approve subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The application site is the Jodrell Bank Observatory which is set in an isolated location in Lower Withington located partly within Goostrey Parish and partly within Lower Withington Parish. The observatory, which is home of the Sir Bernard Lovell telescope which, at the time of its construction 1952-57, was the largest steerable radio telescope in the world and approximately 60 years after its construction remains the third largest. The outstanding significance of the telescope has been recognised through its designation as a grade I listed building, which places it in the top 2.5% of the most significant listed buildings in England. The site has a series of buildings on it forming part of the University of Manchester research facility.

The Jodrell Bank Discovery Centre is also present at the site which is a public outreach arm and hosts approximately 150,000 visitors per year.

The SKA (Square Kilometre Array) project is also located at the site, and has been based at the site since 2012. The SKA located their headquarters at Jodrell Bank in 2012 and in 2016 took the decision to expand their presence on the site. SKA Organisation is an international science project that operates in the field of radio astronomy. Although there are regular interfaces with the Jodrell Bank Observatory, SKA operates their own scientific equipment, independent of the Lovell and MKII telescopes.

There are two vehicular accesses to the Jodrell Bank site, the northern access is the main access to the site for staff and visitors, however there is a secondary access to the south of the site onto the A535 which is subject to alterations as part of a previous approved project at the site.

This application deals with the existing arboretum area of the site, which is located to the east of the main discovery centre and the Lovell Telescope.

DETAILS OF PROPOSAL

The application proposes a new heritage project at the site, the First Light Project.

The Discovery Centre at Jodrell Bank is the public facing organisation of the site that has grown in popularity considerably. This is thanks to the presence of the Lovell Telescope, the unique landscape and inspiring programme of education, talks and events.

Much of the current exhibition and interpretation material throughout the site is focused on Radio Astronomy and the science around it, with little emphasis on the story of how a rural site south of Manchester became its home.

To address this, a new Heritage Exhibition is proposed. This is also an opportunity to examine issues that arose in parallel with the centre's success, such as ticket queues, parking and an oversubscribed cafe. The First Light Pavilion and its associated works are aimed at resolving

this issue.

Since its inception, the Discovery Centre at Jodrell Bank has had aspirations for the First Light Pavilion. There has been a focus around a new visitor experience that enhances the offer of the current Discovery Centre, building on its success over recent years at attracting new audiences whilst retaining those that already visit regularly.

The proposal is for a new fully integrated earth dome shaped building providing exhibition space, auditorium, outdoor café area, office, WCs, education space. This will include landscaping and circulation space and paths which link to the remainder of the site, in order for this project to be integrated into the wider site. The building itself will have paths on it externally so visitors will be able to walk to the top.

The design concept is described in the design section of the officer's report.

The project links to the car park and visitor ticket booth application which are being considered as part of application 17/4371M as part of the masterplan to upgrade the site.

Planning History

10/0875M, Erection of two buildings to provide new visitor facilities and associated works, approved, 30/04/2010

11/4001M, Erection of a single storey office building, car parking, cycle parking and associated works, approved, 13/02/2012

13/1092C, Erection of external lighting to approach and car parking between Jodrell Bank Control Centre Building and SKA Project Office, approved, 31/05/2013

13/1519C, Replacement of lift cars and associated lift gear to 2no goods lifts within the towers of the Lovell Telescope at Jodrell Bank, Approved, 01/07/2013

13/5068M, Erection of a new free-standing single storey building to form part of the existing Jodrell Bank Discovery Centre and associated external works. Erection of a permanent canopy structure over the existing terrace of the Jodrell Bank Discovery Centre Cafe. Extension of the existing timber decked terrace, Approved, 28/01/2014

14/4350M, New build, single storey building providing short-term overnight accommodation for up to six visiting scientists, Approved, 02/12/2014

15/5496M, Demolitions, refurbishment, two storey extension and landscaping to the Grade 1 Listed Observatory Building at Jodrell Bank. The project will include restoration of the retained facades; demolition of several extensions added in the 1960's; internal demolitions, remodelling and extension of the retained buildings to better suit their contemporary use, Approved, 08/03/2016

15/5498M, Listed building consent for demolitions, refurbishment, two storey extension and landscaping to the Grade 1 Listed Observatory Building at Jodrell Bank. The project will include restoration of the retained facades; demolition of several extensions added in the

1960's; internal demolitions, remodelling and extension of the retained buildings to better suit their contemporary use, Approved, 08/03/2016

16/2706C, Erection of new single storey research and administration building and associated landscape, car parking and road works, Approved, 30-Aug-2016

POLICIES

Cheshire East Local Plan Strategy 2010-2030 Adopted July 27th 2017

Policy MP1 Presumption in Favour of Sustainable Development

Policy PG6 Open Countryside

Policy EG4 Tourism

Policy SD1 Sustainable Development in Cheshire East

Policy SD2 Sustainable Development Principles

Policy SE1 Design

Policy SE3 Biodiversity and Geodiversity

Policy SE4 The Landscape

Policy SE5 Trees, Hedgerows and Woodlands

Policy SE7 The Historic Environment

Policy SE13 Flood Risk and Water Management

Policy SE14 Jodrell Bank

Local Plan Policy

Para 215 of The Framework indicates that relevant policies in existing plans will be given weight according to their degree of consistency with The Framework.

Macclesfield Borough Local Plan

BE2 - Preservation of Historic Fabric

BE15 – Listed Buildings

BE17 – Preservation of Listed Buildings

GC6 – Outside the Green Belt, Areas of Special County Value and Jodrell Bank Zone

GC14 – Jodrell Bank

Congleton Borough Local Plan

PS8 – Open Countryside

PS10 – Jodrell Bank protection policy

BH2 – Listed Buildings

Goostrey Neighbourhood Plan

Policy SC1 – Science Facilities

Policy VDLC 3 – Hedgerows and Trees

Policy OCEH1 – Biodiversity

Policy OCEH2 – Views and Vistas

Policy OCEH3 – Heritage

Policy TTT5 – Lighting

National Planning Policy Framework

14 Presumption in favour of sustainable development

17 Core planning principles

Part 7 – Requiring good design

109 Conserving and enhancing the natural environment

Part 12 Conserving and enhancing the historic environment

CONSULTATIONS

Environment Agency – No objection in principle to the proposed development but would make the following comments. Advice to applicant:

The discharge of foul effluent associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2016, from the Environment Agency, unless an exemption applies.

PROW - Local user groups have registered an aspiration under the Council's statutory Rights of Way Improvement Plan (ref. T72) for the creation of a low-traffic route for pedestrians and cyclists between the site and Goostrey Station in order to create an attractive and feasible option for sustainable transport for visitors to and from the site. It is realised that the full scope of this aspiration may be outside of that of the applicant. However, discussions as to its feasibility could be undertaken, with delivery of those elements within the control of the applicant, and with contributions towards its construction being provided.

Facilities that are within the control of the applicant are the provision of best practice cycle parking on site; the application documents refer to the provision of additional Sheffield stands adjacent to the main entrance. Consideration to the provision of covered cycle parking stands could also be given in line with best practice standards.

Further, the feasibility of a cycle/e-cycle hire facility at Goostrey station could be explored in partnership with the station operator and the Friends of Goostrey Station. An assessment of the route between the station and site may be required to identify and implement any improvements and signage required.

Information on such facilities should be made available for visitors so that they have informed choices of transport modes whilst planning their visit, ahead of arrival.

Highways – No objection, but detailed comments awaited.

Environmental Health – The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land:

- Visitor attractions introduce sensitive receptors to the site that could be affected by any contamination present or brought onto the site.
- The reports, WYG October 2016 and January 2017, submitted in support of the application recommends no remedial measures and we are in agreement with this.

Conditions recommended in respect of contaminated land and an informative in relation to hours of construction.

Flood Risk Team - . The application is ok in principle. Going forward with this application the site needs to be limited to existing greenfield run-off rate agreed with ourselves LLFA. This also needs to demonstrate no adverse surface water flooding to existing / proposed properties up to 1 in 100 year + 30% climate change demonstrated within a hydraulic model. It is recommended that the developer undertake a detailed drainage survey to outfall identifying any debris / blockages within existing system which site is proposed to discharge into. Subject to conditions.

Goostrey Parish Council – No comments received.

Lower Withington Parish Council - Has made the following observations:

1) That the impact of increasing the number of visitors to the site upon the highway network, particularly at the junction of Bomish Lane and Holmes Chapel Road (A535), has not been addressed. It is considered that traffic management strategies are requested and are incorporated into the decision making process to ensure the safety of all highway users (including pedestrian, cyclist and equestrian users) along Bomish Lane and safe access to/from Holmes Chapel Road, in both directions.

2) That landscaping work associated with the proposed development should include work to improve the amenity of nearby residential properties (i.e. pollarding and pruning of boundary and close proximity trees). The Parish Council has been made aware that trees on the site are having a significant adverse impact on the provision of telephone lines to residential properties. Furthermore, roadside boundary trees and hedges should be maintained in such a manner that they do not negatively impact upon the safety of highway users.

REPRESENTATIONS

2 letters of objection received

–Concerns over the location plan showing The Old Cheshire Hunt property within the location plan

- We express concern as to how Bomish Lane would cope with the increase in traffic.

OFFICER APPRAISAL

Key Issues

-Principle of development

-Design

-Tourism

-Highways

-Heritage Assets

-Landscape

-Trees

-Ecology

-Flood Risk

-Amenity

-Accessibility

-Recommendation

Principle of Development

The site is within the Open Countryside where development is restricted, however there are exceptions to policy PG6 where the proposed development is for:

- development that is essential for the expansion or redevelopment of an existing business or;
- for development that is essential for the conservation and enhancement of a heritage asset.

The application is for the first light heritage project which is a new exhibition space proposed at the site, within the arboretum area of the site to the west of the main Lovell telescope, discovery centre and control and university buildings. The proposed first light project is to focus on the heritage story of Jodrell Bank. The project is part of the expansion of the Jodrell Bank site to create an extra exhibition space for visitors. The proposed expansion is expected to attract greater numbers of visitors which in turn will contribute to sustainability of Jodrell Bank and in particular the Grade I Lovell Telescope. Due to the expansion proposed along with the increased popularity of the site the numbers of visitors expected at the site is set to increase from 150,000 visitors annually to 225,000 visitors annually and the dwell time on site is expected to increase to 4 hours.

The First Light project is considered to be essential for the expansion of the Jodrell Bank site as a visitor attraction. The site already provides a comprehensive visitor experience in relation to the science of radio astronomy, with the Discovery Centre however, the First Light Project will set out the history of the site and according to the information provided has been an aspiration of the university for many years.

The project has received heritage lottery funding of around £12m along with an announcement in the 2017 budget for a further £4m in funding. It is considered to be a unique project, not least because of the design concept of the building itself.

The proposed development is therefore considered an acceptable form of development within the Open Countryside as it is key in the expansion of the Jodrell Bank site as a tourist attraction. The development is also important in maintaining the long term security of Jodrell Bank through providing a new attraction of the site which will ensure the protection of the Grade I listed building in the long term. The First Light Project is considered to be important in enhancing the existing heritage asset, as the exhibition will be largely around the historical value of the site and educating visitors in this respect.

The proposal would not be harmful to the character or appearance of the countryside in this location as it is self contained within the site and has an appropriate design.

The Lovell Telescope and part of the Jodrell Bank site is within Goostrey Parish, however the Granada Arboretum, site of the proposed First Light Project is not, notwithstanding this policy SC1 of the Goostrey Neighbourhood Plan states that:

The development and expansion of the buildings for scientific research and associated education and exhibition facilities at JBO will generally be supported. This includes the 'First Light' Project, the restoration and enhancement of the Sir Bernard Lovell

Telescope, extension of the original control buildings and the construction of the world headquarters for the SKA project.

Therefore it is considered that the proposed development which is enhancement of the existing facilities at Jodrell Bank is supported through neighbourhood plan policy SC1. The First Light Project is specifically mentioned, therefore it is considered that this policy attracts full weight in the determination of the application.

Lower Withington is currently preparing a neighbourhood plan which is in the very early stages of preparation a Designated Neighbourhood Area has been established however no policies have been formulated.

The principle of the development in the open countryside is therefore accepted and in accordance with appropriate policies.

Design

The building takes the shape of a dome and appears as an earth mound. The building measures around 79m wide at the base and around 8m at the highest point. As the shape is a mound it increases in height very gradually, the paths on the mound will allow visitors to walk up it to the top, where there is a sundial on a flat platform. There are two main areas cut out of the shape fully glazed to allow light into the building, the main entrance and the café area, which are on opposite sides of the building.

The information provided with the application sets out the design concept of the project. This is based on 3 elements; the relationship with the earth and sky; measurement of time and landform as observatory.

The relationship with earth and sky: 'The mirrored facade facing due south forms the main entrance and most visible part of the design. At an angle of 53° it sits perpendicular to the celestial equinox and provides a reflection of the sky upon the visitors' approach.'

Measurement of time: 'The exhibition extends beyond the circular space at the core of the building through the landscaped space outside the main entrance and exit of the building. It provides a surprise element to the visitor and starts to introduce the first exhibition theme "*Our relationship with the Sky*". By tilting our glazing to the celestial equator, we can map time using the position of the sun and the shadows cast internally from its rays.'

Landform as observatory: 'All elements of a building should be used, especially the roof. Providing an elevated platform for hobby astronomers allows 360° stargazing unobstructed by the surrounding trees. Creating a sweeping mound allows access from all sides and merges the building with the arboretum. The diameter of the created mound mirrors the size of the Lovell Telescope Dish: 76.2m.'

It is considered that the proposed design is acceptable within this location in the arboretum, the arboretum part of the site is often waterlogged and is under utilised compared to the main attractions at Jodrell Bank. The earth mound design is considered to be acceptable within the rural setting, the site has large structures on it, particularly the Lovell Telescope, the building will in no way compete with this in the skyline, and will be subservient to this feature. The

design therefore accords with policy SE1 of the Cheshire East Local Plan.

Tourism

Policy EG4 of the Cheshire East Local Plan relates to tourism, and recognises Jodrell Bank as a tourist attraction and the policy states that tourist attractions will be protected and appropriate and that sustainable tourist related development will be supported. The policy states that the Local Plan Strategy will protect and enhance the unique features of Cheshire East whilst encouraging investment. The policy goes on to state that it will promote the enhancement and expansion of existing visitor attractions and the provision of new visitor and tourism facilities.

It is considered that the proposed development will enhance the existing site through the development of the First Light Project a heritage exhibition at the Jodrell Bank site. It is considered that the proposal will attract more visitors to the site which will enhance the local tourist economy.

It is considered therefore that the proposal is in accordance with policy EG4 of the CELPS.

Highways

The application proposes to use the existing visitor access and the application sits alongside the application for the expansion of the car park. The application was accompanied by a transport statement.

No objections have been raised to the car park application and therefore the capacity of the site, however detailed comments on this scheme are still awaited and will be provided by way of an update to members.

Heritage Assets

It is considered that this innovated designed structure will fit well into the environment at Jodrell Bank particularly as it replaces an existing earth mound. The structure will add to the public face at Jodrell Bank with associated school trips etc. the positioning and concealment of this structure will not be detrimental to the character of the site.

The Lovell Telescope is a Grade I Listed building and the associated control buildings within its curtilage are curtilage listed. The site is in the process of being put forward for world heritage site status, due to the buildings themselves and the importance of the Lovell Telescope and Jodrell Bank science facility in the history of radio astronomy. The proposed heritage project is located to the east of the main Jodrell Bank site within the arboretum. Due to the separation distances involved which are significant and the concealment of the proposed development, it is not considered that the proposal will have a detrimental impact on the setting of the Lovell and Mark II telescopes on the wider setting of the control buildings. Therefore the proposal accords with the relevant policies in the development plan including policy SE7 of the CELPS.

Landscape

The design process was shared with the Heritage and Design team, along with a number of site visits. The proposals that have been submitted follow the pre-application stages and no objections are raised to the proposals.

In terms of the landscape proposals the application indicates that 81 trees will be removed as part of the design package and that this requires 162 replacement trees in order to adhere to the UoM 2:1 replacement policy. Drawing No: PL1648-103 (Pavilion Package Softworks contains a table showing a total of 181 trees, including extra heavy standard trees that will be planted. A landscaping scheme is required to show where the replacement planting will be placed.

Trees

This proposal is for a new heritage exhibition and visitor centre with associated enabling works and landscaping within the Jodrell Bank Granada Arboretum. Established in 1971/72 the Arboretum originally held the National Collections of *Sorbus* (Rowan and Whitebeam) and *Malus* (Crab Apple). The proposed Visitor Centre and an attenuation pond is to be located within what is currently the Galaxy Garden which was planted to the design of TV gardener Chris Beardshaw in collaboration with Jodrell Bank.

The application has been subject of a pre-application meeting with the Environmental Planning Team (Landscape, Forestry, Conservation and Ecology). The submitted application is broadly in accordance with discussions held with the applicant and their Agents.

The application site contains over 3000 trees and shrubs with a wide range of species some of which are rare specimens. Many trees have been planted close together in groups and have not been thinned out over the years. The site also suffers from poor drainage which has resulted in the decline of some trees.

The Application is supported by an Arboricultural Report in respect of trees located within the Granada Arboretum. The report is supported by an Arboricultural Plan.

A Landscape Masterplan and Landscape Softworks proposes the planting of 17 Extra Heavy broadleaved trees (comprising of Sycamore, Sweet Chestnut and Oak), 32 semi mature Scots Pine and 114 smaller 'Nurse' trees (1.5 metre whips) comprising of indigenous species.

The Arboricultural Report has identified a number of trees that are of arboricultural/ecological significance:-

Tree 1234 *Quercus dentata 'carl ferris miller'* a young tree that can be transplanted. Trees 1244, 1245, 1246 and 1250, four Oaks with veteran potential or transitional Veteran trees along the northern boundary of the site. Tree T1332 – A columnar form of Hornbeam. A collection of Hornbeam identified as T1333-1340

The Arboricultural Report does not provide any specifics on the number of trees proposed for removal, however it is understood from the landscape proposals that around 80 trees will require removal to accommodate the development. The majority of these trees are semi mature or early mature low (C) or Moderate (B) category specimens

Apart from the notable rare tree (T1234) referred to above which will be transplanted, the remaining notable trees including veteran potential trees and the Lovell Hornbeam (RT1332) will not be directly by the proposal.

The principle of replacement planting identified in the submitted landscape proposals appears to provide adequate mitigation for proposed losses, subject to detailed landscape plan showing exact positions of replacement trees.

Ecology

Great Crested Newts

A number of ponds are located within 250m of the proposed development and this protected species has been recorded at a number of ponds in close proximity to the proposed development. The application site however offers limited habitat for great crested newts.

The potential impacts of the proposed development on this species are mostly associated with the risk of any newts that venture onto the site being killed or injured during the construction process. In order to address this risk the applicant's ecological constant has recommended a suite of 'reasonable avoidance measures' be implemented and outline measures are detailed in the submitted Phase One Habitat Survey report.

It is advised that provided these measures are implemented the proposed development would be unlikely to result in a breach of the Habitat Regulations. Consequently, it is not necessary for the Council to have regard to the Habitat Regulations during the determination of this application. A condition in relation to Great Crested Newts has been recommended.

Nesting birds

Conditions have been recommended by the Council's ecologist in relation to the safeguarding of nesting birds.

Brown Hare, Common Toad, Hedgehogs and Polecats

These priority species have been recorded in the broad locality of the current application. Considering the scale of the proposed works I advise that these species are unlikely to be significantly affected by the proposed development.

Woodland

Part of the Jodrell Bank Arboretum appears on the national inventory of Priority Woodland Habitats. The Phase One survey however suggests the habitats present as being more characteristic of amenity grassland with areas of tree and shrub planting. The Council's ecologist is familiar with this site and advises that the habitats present do not readily fall within the definition of priority woodland habitats. The proposed development will not therefore affect any woodland habitats considered to be a priority for nature conservation.

The addition of Wych Elm in the landscaping scheme would provide a benefit for white letter hairstreak, a priority butterfly species, which has been recorded in this locality. It is therefore recommend that this species be included in the landscaping scheme for the site.

It is not considered that the proposal will have negative ecological implications therefore accords with the relevant development plan policies in respect of protected and priority species.

Flood Risk

The site is located within flood zone 1 which is the lowest risk of flooding. The Flood Risk Team has been consulted on the application. It is important to ensure that all surface water is drained within site boundary at a limited to existing greenfield runoff rates. It is recommended that the developer undertake a detailed drainage survey to outfall identifying any debris / blockages within existing system which site is proposed to discharge into. The flood risk team has raised no objections and conditions have been recommended.

Amenity

There are no residential properties directly affected by the proposed development. However an hours of construction informative has been recommended by the Environmental Health Team. With regard to contaminated land, detailed information has been submitted as part of this application and has been assessed as acceptable by the Environmental Health Officer, subject to conditions.

Accessibility

The proposed development does not directly affect a public right of way, however the rights of way team has commented on the application in relation to the aspirations locally to improve links from Goostrey railway station which is within close proximity to the site. It is true that the road network to the site consists of some narrow country lanes without footpaths. This aspiration has also been reflected in the views of a representation made on the proposal. Improved links for alternative modes of transport would be welcomed such as cycle routes. However, this is not a requirement of the development. The site is existing and has been well established for many years, the proposal simply improves the existing offer at the site.

The improved parking facilities proposed at the site take into account the increase traffic generation predicted for the First Light Project. Due to the nature of the Jodrell Bank site and its purpose as a science facility and attraction it has to be located in a rural area to ensure the dark skies are maintained. The car parking proposal being considered separately to this application does include provision for cycle parking and coach parking, as many parties arrive at the site by coach. In order to further promote more sustainable vehicles the car parking proposal is required to provide 5% electric vehicle charging points which is encouraged to improve air quality within Cheshire East through new developments.

The local road network is not within the control of the applicant and it would be unreasonable to request improvements outside of the site as this is not required by the highways department to make the proposal acceptable in planning terms. It is considered that the development therefore is acceptable in terms of accessibility.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed development is a very important project to provide a new

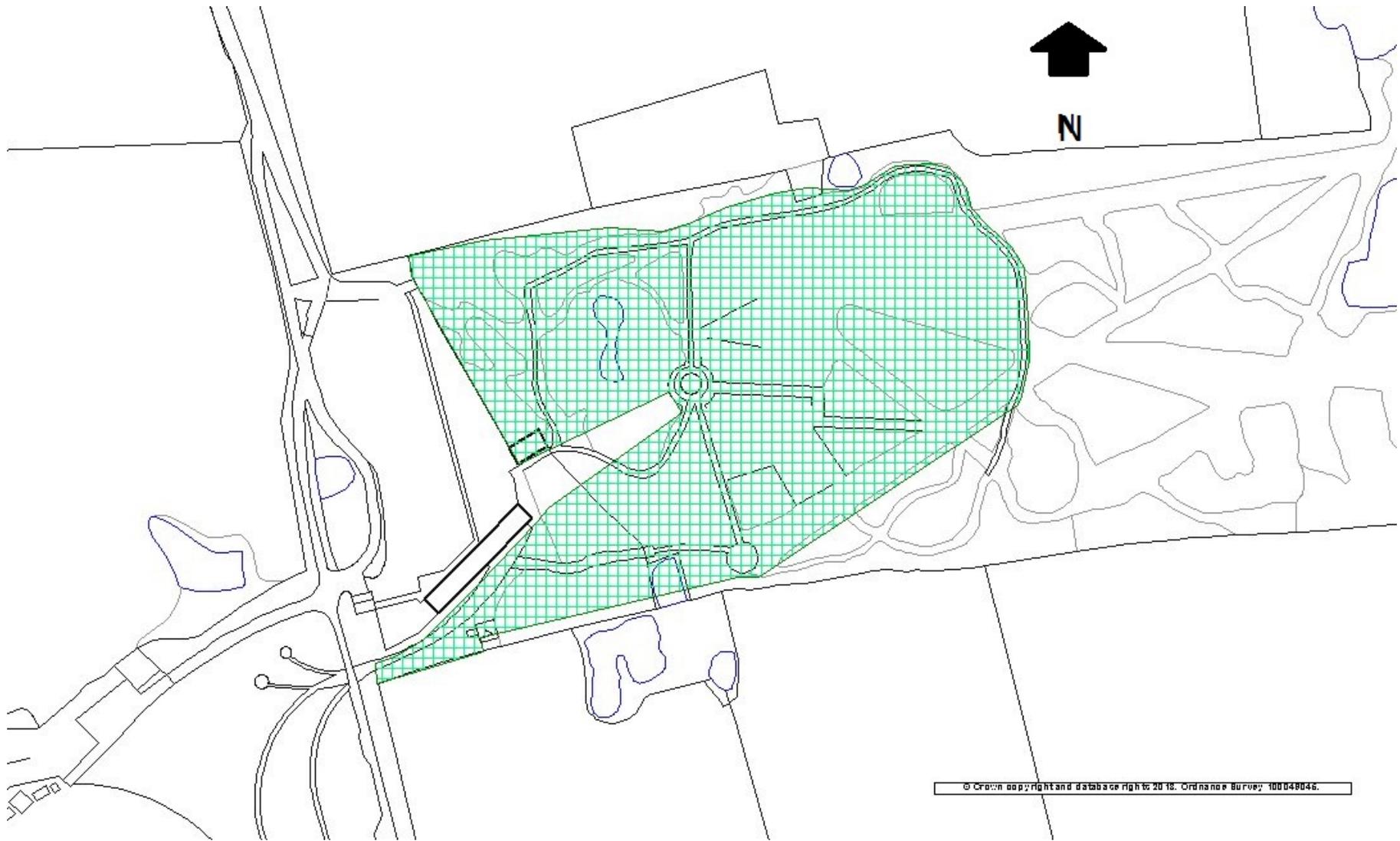
element of Jodrell Bank as a key tourist destination within Cheshire East. The proposals will provide a visitor centre and exhibition focused on the history of Jodrell Bank, a part of the story which is not told at the site currently as the focus is on science and in particular astronomy. The proposals will provide a key expansion of the site for the First Light Project with a unique architectural design based on a carefully considered design concept. The design will integrate well into its surroundings within the Granada Arboretum and will not have a detrimental landscape impact or impact on the Grade I listed Lovell Telescope and associated buildings.

It is considered that the proposal will maintain the intrinsic character and beauty of the Open Countryside in this area and will not detract from it. The proposed development accords with development plan policies and is therefore considered to be a sustainable form of development. Sustainable forms of development that accord with the development plan must be approved without delay unless material considerations indicate otherwise, in this case it is considered that the proposal is acceptable subject to conditions and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to conditions

1. Time Limit
2. Approved Plans
3. Landscaping Scheme to include Wych Elm and the details of location of replacement planting.
4. Landscape Implementation
5. Materials as per application unless otherwise agreed
6. Prior to the commencement of development a detailed method statement of Great Crested Newt Reasonable Avoidance Measures is to be submitted to and agreed by the LPA. The proposed development to proceed in accordance with the agreed method statement.
7. Nesting Birds Safeguarding
8. Lighting scheme to be submitted
9. Tree Retention unless otherwise agreed
10. Tree Protection measures to be submitted
11. Tree pruning felling specification
12. Arboricultural Method Statement
13. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the discharge rates, designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change))& any temporary storage facilities included, to ensure adequate drainage is implemented on site.
14. (a) Any soil or soil forming materials to be brought to site for use in or soft landscaping shall be tested for contamination and suitability for use prior to importation to site.
(b) Prior to occupation, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the LPA.
15. Unexpected contamination to be reported to the LPA.



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