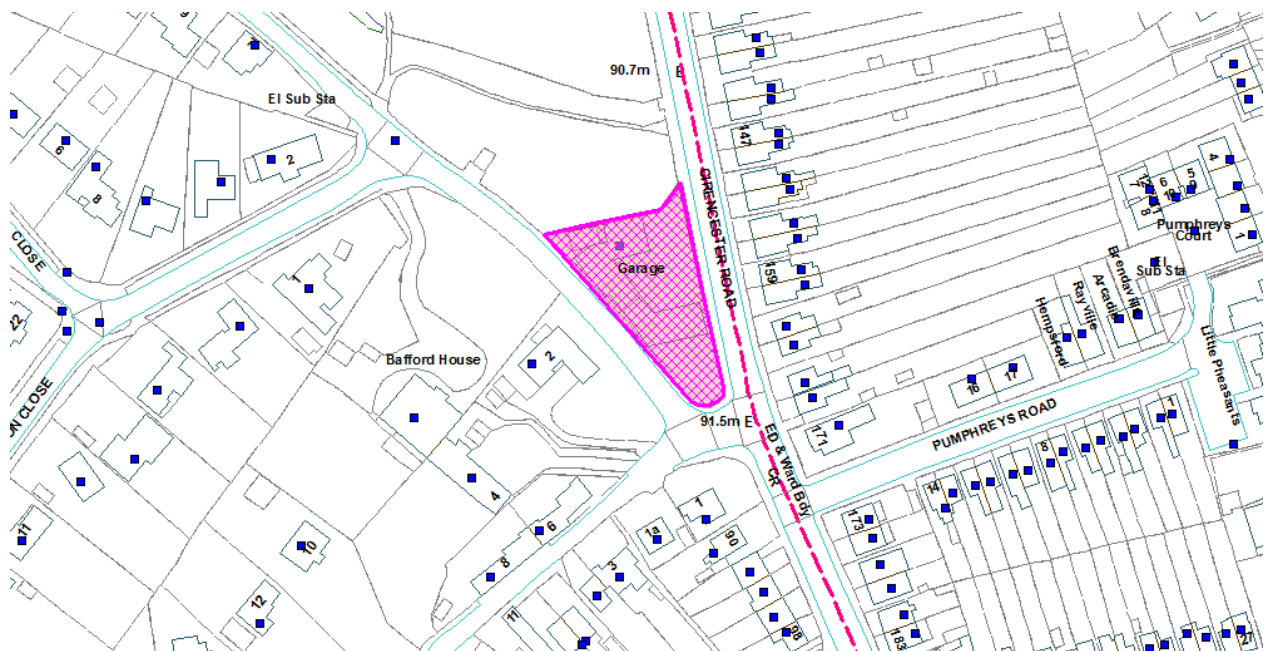


APPLICATION NO: 15/01281/CONDIT	OFFICER: Mrs Lucy White
DATE REGISTERED: 5th August 2015	DATE OF EXPIRY: 30th September 2015
WARD: Charlton Park	PARISH: Charlton Kings
APPLICANT:	Mr Thomas Waldron
AGENT:	Daniel Hurd Associates
LOCATION:	86 Cirencester Road, Charlton Kings, Cheltenham
PROPOSAL:	Variation of Conditions 2 (approved drawings/documents), 3 (delivery management plan), 4 (site contamination), 5 (vehicular access), 7 (phasing), 8 (construction method statement), 10 (design details) 11 (boundary treatment), 12 (materials samples), 13 (hard surfacing), 15 (noise and dust method statement), 17 (waste management plan), 20 (plant ventilation/extraction), 21 (noise emission), 22 (surface water drainage) on 14/01436/FUL - Erection of new convenience store (A1) with associated parking following demolition of all existing buildings on site (revised scheme following 13/02174/FUL). Application sought in response to proposed minor amendments - enlargement of external plant area at the rear, 75mm and 150mm extensions to flat roof area of west and north elevations respectively (to accommodate inboard gutter), alterations to car park spaces and internal layout of the building and relocation of fire escape and delivery door to front elevation. (Part Retrospective)

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application seeks planning permission for amendments to the recently consented scheme ref: 14/01436/FUL. In isolation, the alterations are minor in nature but cumulatively, it was felt appropriate that a revised planning application be made. The alterations to the scheme are:
- Extension of the rear plant area to accommodate operator-specific plant equipment
 - The removal of one disabled parking space and an alteration to the dimensions of the remaining spaces from 2.6m in width to 2.4m
 - Internal re-planning to move the back of house area to within the curved element of the retail unit
 - Replacement of a glazed module within the shopfront to provide for fire escape and delivery access
 - Alterations to the west and north elevations to allow for better drainage
- 1.2 Given the nature of the changes, the application also seeks alterations to a series of conditions on the originally consented scheme. Where necessary, these conditions have already been discharged to enable work to commence on site but where conditions refer to a specific drawing number or documents, it is necessary to amend the decision notice in a wholesale manner.
- 1.3 The application is before committee at the request of Cllr Baker given the local interest and the involved history of the site.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

13/02174/FUL 25th July 2014 REF

Erection of a new convenience store (A1) with associated parking (following demolition of existing buildings on the site)

14/01436/FUL 24th November 2014 PER

Erection of a new convenience store (A1) with associated parking following demolition of all existing buildings on the site (revised scheme following 13/02174/FUL)

15/00111/DISCON 4th March 2015 DISCHA

Discharge of conditions (4) (contamination & remediation), (7) (phasing programme), (8) (construction method statement) & (15) (noise, dust & vibration) on planning permission 14/01436/FUL

15/00450/DISCON 15th May 2015 DISCHA

Discharge of conditions (5) (vehicular access), (11) (boundary details), (12) (materials samples), (13) (hard surfacing), (22) (surface water drainage) of planning permission 14/01436/FUL

15/00486/DISCON PCO

Discharge of condition (10) (design details) of planning permission 14/01436/FUL

15/01496/ADV PCO

Erection of 2 no. internally illuminated fascia signs, 2 no. non-illuminated wall mounted lozenge signs and 1 no. internally illuminated forecourt post sign

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

NE 4 Contaminated land

RT 1 Location of retail development

RT 7 Retail development in out of centre locations

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Flooding and sustainable drainage systems (2003)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Environmental Health

25th August 2015

In relation to application 15/01281/CONDIT for 86 Cirencester Road, Cheltenham, Gloucestershire, GL53 8DA, a review has taken place of the conditions that have been requested to be varied and from an EP perspective I am commenting on conditions 3, 4, 8, 15, 17, 20 and 21 only. All of the supporting information relating to these conditions has been reviewed and comments from the EP team are as follows:

Condition 3: delivery management plan

In the revised DMP plan it states that the opening times of the premises are to be:

Mon ' Sat: 07.00 ' 23.00

Sun and Bank Holidays: 07.30 ' 22.30

However, condition 19 for this development states opening hours of:

Mon ' Sat: 07.00 ' 22.00

Sun and Bank Holidays: 07.30 ' 21.30

This is a point which would need to be rectified prior to approval for the variation of this condition to include the new DMP.

There is also reference to a newspaper delivery to the site which may be made from 06.00. In condition 18 of the planning permission there is reference to the fact that the newspaper delivery vehicle must deliver from the customer car park and not from the delivery bay at the front of the store. This could be stated in the DMP to cement this practice so that it is followed by all delivery vehicles and operatives.

At the current time, the above points would need to be addressed before we can agree for the condition to be varied.

Condition 4: contaminated land investigations

The majority of this condition was discharged under 15/00111/DISCON, but the authority was awaiting the tank removal validation report which has now been submitted. This has been reviewed and the condition can be varied to now have been completed.

Condition 8: Construction method statement

The majority of this condition was discharged under 15/00111/DISCON and as a result of this most recent application the method statement has been submitted as revision B. At the current time all of the demolition work has been completed so only work to now construct the building is being done. All points made in revision B of the method statement are reasonable and this can be followed in conjunction with condition 16 which states the times of work for the site. This condition can now be varied to include the revised plan.

Condition 15: Construction method statement ' control of noise, dust and vibration

Same response as for condition 8 above.

Condition 17: Waste management plan

In this revised waste management plan on page 3 there is a reference that waste will be collected during day time hours. In condition 18 of the planning application there is specific times stated for deliveries which includes waste collection times of:

Mon ' Fri: 07.00 ' 19.00

Sat: 08.00 ' 18.00

Sun and Bank Holidays: 10.00 ' 14.00

These times could be stated in the waste management plan to confirm these times so that they are adhered to by any waste contractors coming to the site.

Condition 20 and 21: 20 ' information on plant and equipment for the end user of the premises and 21 ' total noise generated by the plant and equipment for the store

The document labelled QUO253 (6th August 2015) 'Revised plant planning' provides the following decibel readings:

Condensor: 52dBA @ 1m

Condensor: 59dBA @ 1m

Condensor: 46dBA @ 1m

As well as a set of air conditioning units in the same area, but at the current time as far as accessible there are no noise levels provided for these?

However, in the Hann Tucker Associates environmental noise survey the plant noise emission criteria to be achieved at 1m rom the proposed plant area is:

Daytime: 45dBA

Nighttime: 44dBA

These are both less than the 1m figures provided in the revised plant planning document, therefore, further information will be required on the confirmed plant that will be placed in this area and how the end user will adhere to condition 21 part of which states:

'The total noise generated from all units and all items of plant and equipment associated with this application shall be controlled to the extent that the rating level (in accordance with BS 4142: 1997) as measured or calculated at 1m from the façade of the nearest noise sensitive premises shall not exceed a level of 5dB below the existing LA90 background level with no tonal element to the plant.'

The other documents provided for this condition are labelled A3G800-AO84-01 'Axialventilator' with the day and night noise data, however, these also provide noise data for 1m from the fan axis and not at 1m from the façade of the nearest noise sensitive premises as stated in condition 21 of the permission. The levels on the Axialventilator are also different from the levels as quoted on the 'Revised plant planning' document (QUO253).

It would be useful for the applicant to provide the noise data for the plant chosen by the end user, but also for them to keep in mind the full wording of condition 21 which is about the cumulative impact of noise from all plant (including any air conditioning units etc.) and to extrapolate this data to show what the levels will be 1m from the façade of the nearest noise sensitive premises.

External lighting for the car park:

I have now reviewed the external lighting document as submitted by the applicant (produced by Thorn), the light levels proposed are in line with the ILP guidance notes for the reduction of obtrusive light for the type of area this development is situated within. The query from this department would be the times the applicant would propose the lights would be operational?

Parish Council

28th August 2015

The revised Delivery Management Plan states the hours of operation for the development to be between 07:00 ' 23:00 Monday to Saturday and 07:30 ' 22:30 on Sundays & Bank Holidays. The hours of Operation that Planning Consent has been granted for are 07:00 ' 22:00 Monday to Saturday and 07:30 ' 21:30

From the approved scheme the following two drawings both detail a total of 16no. parking spaces, including 2no. disabled bays (Potterton Associates drg. 483 05C & Daniel Hurd Associates drg. 655 24 Rev.B).

From the current application, Daniel Hurd Associates drg. 655 40 Rev.Q 'Site Plan', details 16no. spaces including 1no. disabled bay. However, Davidson Walsh drg. 13100 01 Rev.D, 'Proposed Site Plan & External Works' details 15no. spaces, including 1no. disabled bay.

The Applicant's representative, Mr T Waldron, attended the meeting as a member of the public and assured the Committee that they had seen the discrepancy in operating hours raised in the public comments on CBC's Planning Portal's, and had emailed CBC Officers earlier in the day to explain that this was an administrative error and not an attempt to alter the hours of operation from those permitted.

The Applicant stated at the meeting (and has subsequently confirmed by email) that this application does not propose to reduce the number of parking bays from 16no. but that one disabled bay becomes a regular bay and that the bay widths do reduce to the British Standard minimum of 2.4m.

At the meeting, the Applicant made an offer, subject to approval from the end user and CBC, to change the area of block paving between the lorry delivery bay to a macadam surface to reduce the rattling of delivery cages.

The Committee:

- welcome the applicant's offer to replace block pavers with asphalt on the area between the delivery bay and the service entrance
- note and regret the removal of one disability bay space in a community with a substantially older (and thus inevitably less 'abled') demographic than other areas of Cheltenham
- note and regret the reduction in standard parking bay width space from 2.6m to 2.4m in order to retain the same total (disabled and standard) number of bays
- do not express a preference between retaining a standard 2.6m width (and losing a bay) and keeping the same number of bays.
- welcome the attendance and positive engagement of the applicant at the meeting to clarify and help address some of the Committee's concerns

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	205
Total comments received	6
Number of objections	6
Number of supporting	0
General comment	0

5.1 In response to the wide publicity given to this application, six letters of objection have been received. The key areas of concern are summarised below and will be duly considered in the main body of this report:

- Noise and disturbance both during construction and expected post occupation
- Lack of car parking
- Unacceptable increase in traffic movements to the site
- An error in the submitted Delivery Management Plan in relation to opening hours [Note: This has subsequently been corrected]

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 This site already benefits from planning permission for a retail unit; indeed the development is advancing on site. Whilst the scheme has attracted a lot of interest in recent months, the nature of this application is really quite simple and seeks a series of minor changes to the consented scheme, stemming principally from the end-user, Sainsburys. This is not uncommon for a development of this nature.

6.1.2 In relation to the proposed changes the following observations are made:

- The environmental health team are entirely satisfied with the amendments to the plant equipment. The revisions comply with the requirements of the original condition in relation to noise limits and in terms of their location and design, remain acceptable.

- The proposed alterations to the delivery area and layout to the front of the site represent an improvement to the consented scheme. It reduces the distance between lorry and delivery area and the introduction of a tarmac surface as opposed to block paving is also welcomed.
- The minor alterations to the north and west elevations to allow for drainage are wholly acceptable (in the context of the wider scheme, this alteration would be deemed as *de minimis*).

6.1.3 Comments are awaited from the County Council in relation to the changes to the parking layout but officers do not anticipate any objections. The total number of spaces remains at 16; the change relates to a reduction in the width of the bays from 2.6m to 2.4m and the removal of one disabled parking space, to be replaced with a standard space. The resultant width of 2.4m is that which would ordinarily be expected for a development of this nature; the consented scheme offered over-sized bays at the discretion of the applicant. It is unfortunate that the number of disabled spaces is reducing by one but this remains compliant with local plan requirements.

6.2 Other considerations

6.2.1 Members will note from the representations that the Delivery Management Plan has attracted some concern on two key points: the hours of operation and reference to a different store operator (Tesco) and any copyright matters that this may bring with it.

6.2.2 The hours of operation reference with the management plan has now been amended and was an oversight on behalf of the applicant. It is now consistent with the approved scheme.

6.2.3 In relation to copyright, the reference to Tesco is not of any concern to the planning authority and there has been no breach of copyright. Members are also advised that the reference to Tesco forms part of an appendix to the management plan and represents an example of a delivery risk assessment. A site specific risk assessment will be submitted to the LPA prior to the development being occupied.

6.2.4 The final point to make is that members will see a full list of conditions attached to the bottom of this report. The nature of this application is such that the LPA is granting a new planning permission and it is therefore imperative that all previous restrictions and requirements are again provided for.

7. CONCLUSION AND RECOMMENDATION

7.1 Officers fully understand the concern locally in relation to this application but in the context of the planning permission, this application is minor in nature. Other than the parking layout for which comments are still awaiting from the County Council, the alterations have been scrutinised and have been found to be acceptable.

7.2 Members will be updated upon receipt of the County response but no objection is anticipated.

7.3 Subject to the County response, it is recommended that planning permission be granted for this application.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be carried out in accordance with drawing numbers 11 Rev D, 40 Rev R, 41 Rev Q, 62 Rev G, 17 Rev E, 55, 51 Rev F, 50 Rev H, 46 Rev D, 45 Rev J, 60 Rev J, QUO253 PP 15 B, 13100 08 Rev D, 13100 01 Rev D, Technical Note 13-00234 - TN01 received 23rd July 2015, 4th August 2015 and 27th August 2015.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 2 All deliveries and servicing associated with the development hereby permitted shall be carried out in strict accordance with the 'Delivery Management Plan 13-00234/DMP/01/Rev I July 2015' received by the Council on 4th August 2015, unless otherwise agreed in writing by the Local Planning Authority. Should any variation of the Delivery Management Plan (DMP) be deemed necessary, then the applicant or current occupier of the development hereby approved shall submit a revised DMP to be approved in writing by the Local Planning Authority. The development hereby permitted and all deliveries and servicing of the development hereby permitted shall thereafter be carried out in strict accordance with the approved DMP.

Reason: To ensure the development and all deliveries and servicing of the site are carried out in strict accordance with the approved Delivery Management Plan in the interests of highway safety and to protect local amenity, in accordance with Policies TP1 and CP4 of the Local Plan.
- 3 Unless otherwise agreed in writing by the Local Planning Authority (LPA), the development hereby approved shall be completed in strict accordance with the findings and recommendations of the submitted site investigation and risk assessment (GIP Phase 1 and Phase 2 Ground Investigation and Test Report dated 17th December 2013) and GIP Tank Removal Validation Report dated 19th March received by the Council on 23rd July 2015. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately in writing to the Local Planning Authority. An investigation and a further risk assessment must be undertaken and a remediation scheme submitted to the Local Planning Authority for written approval. Following completion of measures identified in any subsequent approved remediation scheme, a verification report must also be produced and submitted to the LPA for written approval.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Local Plan Policy NE4 relating to development on contaminated land.
- 4 Prior to the first occupation of the development hereby approved for retail purposes, the vehicular accesses and layout of the proposed delivery bay shall be completed in strict accordance with the details shown on Drawing Nos 40 Rev R and 13100 01 Rev D received on 23rd July 2015 and 27th August 2015. shall be completed in all respects in accordance with details approved under this condition and shall be retained as such thereafter.

Reason: To minimize hazards and ensure a safe and suitable means of access for all users of the development hereby approved in accordance with Local Plan Policy TP1 relating to development and highway safety.
- 5 Prior to the first occupation of the development for retail purposes, the car parking area shall be completed and marked out in accordance with the details shown on Drawing No 40 Rev R received on 27th August 2015. The car parking area shall thereafter be retained in accordance with the approved plans and kept available for use as car parking.

Reason: To ensure adequate car parking within the curtilage of the site in accordance with Local Plan Policy TP1 relating to development and highway safety.

- 6 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be completed in accordance with the submitted Anticipated Phasing programme Rev A- February 2015 received on 23rd July 2015.

Reason: To minimize hazards and ensure a safe and suitable means of access for all users of the development hereby approved in accordance with Local Plan Policy TP1 relating to development and highway safety.

- 7 Unless otherwise agreed in writing by the Local Planning Authority, the provisions of the submitted Construction Method Statement 655-c1501211 Rev B, received on 23rd July 2015, shall be adhered to throughout the construction phase of the development hereby approved.

Reason: To provide safe access to site during the construction period in accordance with Policy TP1 of the Local Plan.

- 8 The cycle parking provision shown on the approved plans shall be completed prior to the first occupation of the development for retail purposes and thereafter kept free of obstruction and available for the parking of cycles only.

Reason: To ensure adequate provision and availability of cycle parking in accordance with Local Plan Policy TP6 relating to parking provision in development.

- 9 Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of the development hereby approved for retail purposes, the following shall be erected or installed in strict accordance with the submitted details:

1. the main shop entrance, canopy and supporting post(s), fascia detail and glazing
2. eaves and soffit detail
3. windows and shopfront glazing panels (including reveals, cills and detail of obscure glass)
4. stone panelling to glazing surrounds, stone banding and cast stone coping detail
5. rainwater goods
6. vents, flues and any other pipework
7. bollards and any other street furniture
8. security lighting and all external light fittings installed within the curtilage of the application site
9. cycle stands (staff and customer)
10. timber gate and fencing panels

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policies CP3, CP4 and CP7 relating to sustainable environment, safe and sustainable living and design, and national guidance set out within the National Planning Policy Framework. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

- 10 Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of the development hereby approved for retail purposes the boundary walls, fences or other means of enclosure shall be erected in strict accordance with the details shown on Drawing Nos 131 08 Rev D, 40 Rev R and 62 Rev G received on 23rd July 2015 and 27th August 2015.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policy CP7 relating to design.

- 11 Unless otherwise agreed in writing by the Local Planning Authority, the external facing and roofing materials to be used in the development hereby approved shall be in

accordance with the submitted details and samples provided (facing brick - Wienerberger Sunset Red Multi, plinth brick - Wienerberger Staffordshire Smooth Red, textured brickwork panel erected on site 13th April 2015, stone - Broadway Quarry Stone, saw cut natural stone for headers and window surrounds and vertical column details, roof - Euroclad Vieo steel standing seam roofing, basalt grey RAL 7012, render - sand-cement render Cornforth White, window frames - powder coated aluminium dark silver RAL 9007).

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

- 12 Unless otherwise agreed in writing by the Local Planning Authority, the hard surfacing materials to be used in the construction of the development shall be in accordance with the details shown on Drawing Nos 40 Rev R and 13100 -01 Rev D submitted on 23rd July 2015 and 27th August 2015 (Tobermore - Toberloc Natural and Brindle and tarmacadam - black). Provision shall be made to direct run-off from the hard surface to a permeable or porous area (soakaway) within the site.

Reason: To maximise the absorption of rainfall on site in accordance with Local Plan Policy CP1 relating to sustainable development.

- 13 The landscaping proposals hereby approved shall be carried out no later than the first planting season following the date when the development is ready for occupation unless otherwise agreed in writing by the Local Planning Authority. All planting and subsequent management of the approved landscaping shall be carried out in accordance with the 'Ongoing Landscape Management' plan received on 11th September 2014. After planting, should any trees or plants be removed, die, or become severely damaged or seriously diseased they shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the planting becomes established and thereby achieves the objectives of Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 14 Unless otherwise agreed in writing by the Local Planning Authority, the provisions of the submitted Construction Method Statement 655-c1501211 Rev B received on 23rd July 2015 that detail the control of noise, dust, vibration and any other nuisances arising from works of construction (including noise from construction and delivery vehicles and the methods for the storage, removal and/or recycling of waste/slavaged materials) shall be adhered to throughout the construction phase of the development hereby approved.

Reason: Reason: To protect the amenity of the residents in nearby residential properties in accordance with Policy CP4 of the Local Plan.

- 15 All works relating to the development hereby approved shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the residents in nearby residential properties in accordance with Policy CP4 of the Local Plan.

- 16 Unless otherwise agreed in writing by the Local Planning Authority, the provisions of the submitted Site Waste Management Plan August 2015 received 1st September 2015 shall be fully implemented upon the proposed retail unit being first open to customers and thereafter strictly adhered to for the duration of the use hereby permitted.

Reason: To protect the amenity of the residents in nearby residential properties in accordance with Policy CP4 of the Local Plan.

- 17 All deliveries to the site (including the collection of waste) shall only take place between the hours of 07:00 and 19:00 Monday to Friday, 08:00 and 18:00 Saturdays, 10:00 and

14:00 Sundays and Bank Holidays. Newspaper deliveries can be made to the site between 06:00 and 19:00 hours only. When newspaper deliveries are made before 07:00 hours all newspaper delivery vehicles shall park and unload in the customer car park and not in the delivery bay at the front of the store.

Reason: To protect the amenity of the residents in nearby residential properties in accordance with Policy CP4 of the Local Plan.

- 18 The use hereby permitted shall only be open to customers between the hours of 07:00 to 22:00 Monday to Saturday, 07:30 to 21:30 on Sundays and Bank Holidays.

Reason: To protect the amenity of the residents in nearby residential properties in accordance with Policy CP4 of the Local Plan.

- 19 Unless otherwise agreed in writing by the Local Planning Authority, all details of the means of ventilation and extraction from air conditioning plant, chiller and refrigeration systems and measures for the dispersal of cooking smells/fumes, as submitted and shown on Drawing Nos 40 Rev R, 45 Rev J and QUO253 PP 15 B received 4th August 2015 and 27th August 2015, shall be fully installed before the use hereby permitted commences and the store is open to customers. All the approved equipment and measures shall be maintained in strict accordance with the manufacturer's and installer's instructions thereafter.

Reason: These details need careful consideration and formal approval to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

- 20 The total noise generated from all items of plant and extraction and ventilation equipment associated with the use hereby permitted shall be controlled to the extent that the rating level (in accordance with BS 4142: 1997) as measured or calculated at 1m from the façade of the nearest noise sensitive premises shall not exceed a level of 5dB below the existing LA90 background level with no tonal element to the plant.

This control shall be demonstrated by a noise assessment which shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any plant or extraction/ventilation equipment. Should any changes be made to the building or the plant and equipment serving it, the detail of these alterations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The plant and extraction/ventilation equipment shall be installed and thereafter operated strictly in accordance with the approved details.

Reason: These details need careful consideration and formal approval to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

- 21 Prior to the first occupation of the development hereby approved for retail purposes, the surface water drainage system shall be fully installed in accordance with the submitted details and as shown on Drawing No 13100-01 Rev D received 23rd July 2015. The surface water drainage system shall be retained as such thereafter.

Reason: To ensure the surface water drainage system does not contribute to flooding or pollution of the watercourse in accordance with Local Plan Policy UI3 relating to sustainable drainage systems.

- 22 Any works taking place in the root protection area shall be carried out by hand and no roots over 25mm shall be severed without the advice of a qualified arboriculturalist or without the written consent of the Local Planning Authority.

Reason: To safeguard the retained/protected tree(s) in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 23 Tree protective fencing shall be installed in accordance with the specifications set out within the Arboricultural Report dated December 2013 and Drawing Number CC TP1. The fencing shall remain in place until the completion of the construction process.
Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.
- 24 All sequencing and detail of works taking place on site shall take place in accordance with the Method Statement within the Arboricultural Report dated December 2013.
Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.