

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 FEBRUARY 2019

Application No:	SMD/2018/0706	
Location	Land off Macclesfield Road, Leek	
Proposal	Approval of reserved matters following outline approval SMD/2013/1201	
Applicant	Grace Street Developments Ltd	
Agent	MAC Architectural Design	
Parish/ward	Leek	Date registered 22/11/2018
If you have a question about this report please contact: Rachael Simpkin rachael.simpkin@staffsmoorlands.gov.uk		

REFERRAL

This is a major application and the Planning Applications Committee considered the related outline application previously.

1. SUMMARY OF RECOMMENDATION

REFUSE, owing to design and layout concerns.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The 0.48 hectare greenfield application site forms grazing land and is situated within a peripheral location to the northwest settlement of Leek town. It lies broadly to the south of Macclesfield Road, to the rear of Bridge End Garden Centre and the White Lion Public House with intervening grazing land. It also borders the rear of nos. 3, 4, 5 Orchard Court (on lower ground) and football club associated buildings to its eastern boundary. Separated by land within the applicant's control, the blue edge would adjoin Bryn Helyg to its southern boundary, which is sited on higher ground. Continuing on rising ground, the blue land wraps around to the north to form part of the site's western boundary, together with the red edge application site, which directly adjoins further grazing land. A non-designated public footpath runs along the eastern boundary of the site. Access to the application site is gained via a track from Macclesfield Road to the northeastern corner of the site. It runs between Leek Town Football Club, Bridge End Garden Centre and the White Lion Public House. This track also serves the carpark for the football club. The site lies within the designated Leek Town Boundary. The site access is sited within Flood Zones 2 and 3.

3. DESCRIPTION OF THE PROPOSAL

3.1 Reserved matters consent for a scheme comprising of full details (excepting access) pertaining to the erection of eleven, 2-storey and 2.5 storey dwellings (some split-level). These plots would be arranged around a cul-de-sac type road within a 0.48 ha site area. Each dwelling would benefit from frontage off-street car parking spaces and private rear garden amenity space. Vehicular access, as approved, would be taken from the existing surfaced track leading up from the Macclesfield Road (A523) as described above.

3.2 The related outline approval ref. SMD/2013/1201 comprised details of access with layout, scale, appearance and landscaping reserved for future consideration. The related planning obligation secured a financial contribution of £13,827 towards local education facilities.

4. RELEVANT PLANNING HISTORY

SMD/2013/1201 – Erection of 11 Dwellings (Outline) with details of vehicular access. Approved with conditions.

SMD/2002/1218 - Outline for erection of 5 detached dwellings and extension to football club car park. Refused. Dismissed at appeal owing to a lack of a Flood Risk Assessment to demonstrate that the safety of residents of the development would not be compromised in times of flood risk and loss of a greenfield site.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (Adopted 1998)
- Core Strategy Development Plan Document (Adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. The existing town boundary designation is proposed to be carried forward within the emerging Local Plan.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

5.3 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS5a Leek Area Strategy
- SD1 Sustainable Use of Resources

- SD3 Carbon-saving Measures in Development
- SD4 Pollution and Flood Risk
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- C3 Green Infrastructure
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

Emerging Local Plan

5.4 The existing plan for the Staffordshire Moorlands does not include any allocations for housing and other types of land uses. The new plan will include sites for developments and boundaries. It will be a single document that will take a fresh look at the development needs of the district for the next 14 years to 2031. As well as early public engagement, the Council have undertaken three public consultations on the draft plan on site options in 2015, preferred options and boundaries in 2016 and preferred options in 2017. The comments received in response have been used to prepare, publish and consult upon the final Local Plan draft 'submission' version, which was heard by the Inspector during sessions held in October 2018.

5.5 The Inspector's post hearing advice in respect of main modifications and related matters was published on the 11th January 2019. In response, the Council will be consulting on a draft Housing Implementation Strategy and related details to examination participants only. Consultation on main modifications to the plan will follow the local elections. The Local Plan is anticipated to be adopted by the close of 2019.

5.6 In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as discussed above.
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question.
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

5.7 The following policies (including their weighting) are considered to be relevant to this application:

- SS1 Development Principles (Moderate)
- SS1 a Presumption in Favour of Sustainable Development (Significant)
- SD 1 Sustainable Use of Resources (Limited)
- SD 3 Carbon-saving Measures in Development (Moderate)
- H 1 New Housing Development (Limited)

- DC 1 Design Considerations (Moderate)
- DC 3 Landscape and Settlement Setting (Significant)
- C 3 Green Infrastructure (Significant)
- NE 1 Biodiversity and Geological Resources (Moderate)
- NE 2 Trees, Woodlands and Hedgerows (Significant)
- T 1 Development and Sustainable Transport (Moderate)

Supplementary Planning Document

Space about Dwellings (1996)

Supplementary Planning Guidance

- Landscape and Settlement Character Assessment (LSCA) 2008 and LCSA 'Leek Setting'
- Staffordshire Moorlands Design Guide (2018)

National Planning Policy Framework (NPPF) revised.

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Site Notice Published	Expiry date for comments: 8 th January 2019
Press Notice Published	Leek Post & Times. Expiry date for comments: 2 nd January 2019.
Neighbour Notification	Expiry date for comments: 18 th December 2018

6.1 A total of five letters of objection have been received, which are summarised as follows:

Highways

- Concerned about the proposed pedestrian access onto Kiln Lane as 3.0 metres is excessive for a pedestrian access and it is intended for vehicular access;
- The pedestrian access enters the lane at a dangerous point onto a single track, unadopted road;
- Kiln Lane already suffers from subsidence from previous developments and is not capable of accommodating increased traffic;
- No objections would be raised if this access were reduced in width;
- It appears that the existing five-bar gate on Kiln Lane was installed to fill a hole in the hedge rather than create an access point;

Amenity

- Strongly object to the planning application in particular to blocks 3 and 4;
- Block 3 is close to the existing properties at nos. 4 and 5 Orchard Court;

- In these respects, it is approximately 3.5 metres from the perimeter fence and as it is up to 10.0 metres higher than the level of the garden, it will overlook and significantly overshadow neighbouring gardens impacting on both the privacy and quiet enjoyment of these areas;
- It is suggested that either the height of blocks 3 and 4 are significantly lowered to reduce any scheme impacts and both blocks restricted to 2-storey / single storey height adjacent to Orchard Court;
- The position of the side window on the southwest elevation is directly opposite to the main bedroom windows of nos. 4 and 5 Orchard Court breaching any rightful provision of privacy;
- The fencing to the south of the site is suggested as being 'post and rail' , which is not in keeping with adjacent Orchard Court;
- We would request that the development has fencing that 'contains' the privacy and noise of the proposed properties in a way that will not concern our animals, and

Other Matters

- The scheme would be detrimental to property values in view of its amenity impacts.

Leek Town Council

Awaited.

SCC Local Highways Authority

Conditional Response: retention of garages for parking of vehicles and cycles, implementation of parking and turning areas and details of surface water outlet north of plot 1.

Notes to Planning Officer: The access passes along the access to Leek Town Football Club and will remain private. Garage dimensions meet the requirements of draft standards where details are shown. Dimensions or detail plan of plot 1 garage are not shown, though scaling external dimensions from the site plan suggests it also is acceptable. Plot 2 has 3 bedrooms plus study but only 2 spaces are shown. A slight widening of the driveway may be appropriate to accommodate a third space, though this is not conditioned.

SCC Lead Local Flood Authority (LLFA)

No objections: in respect of the reserved matters application in respect of: layout, scale, external appearance and landscaping of the site.

SMDC Arboricultural Officer

Revisions to landscaping recommended.

To a large extent, landscaping proposals for management (including thinning out/removal of dead/leaning/decrepit individual stems in poor condition) and

subsequent supplementary infill planting) of the existing over-mature hedgerow along the northern boundary is in accordance with my earlier site meeting with the applicant to discuss this matter in the context of the reserved matters application now since submitted.

New landscaping proposals are fully specified on the drawing and schedule for "Site Plan – as proposed", comprising appropriate native species/mixes, planting sizes and densities/numbers.

On-plot planting is typical of residential development schemes, but I would suggest not the primary landscape-related concern for the LPA and private gardens etc are more appropriately left for future occupiers, subject to some initial "head start" landscaping by the developer in the more "public realm"/frontage areas of the cul-de-sac – which is provided for in the submitted scheme.

Our main visual/landscaping consideration should be how the overall site sits in its surroundings and context. The development would essentially be seen in the context of surrounding existing mixed development. However, it does have a western boundary with open field/countryside, and whilst the proposed scheme makes provision for retention of the few existing trees along this boundary, there is otherwise only an existing post and rail fence to provide transition between town and countryside, and I consider that the opportunity to provide/reinforce a more substantial landscape buffer should be taken. The landscape proposals as submitted indicate new native hedgerow planting along the western boundary, but only to the rear of/slightly beyond plots 10 and 11. This hedgerow should be continued along the full length of the overall site's western boundary (including blue-edged land) with a similar specification but to include a few new standard trees within the hedge.

Assuming such addition/amendment can be secured, I otherwise have no objections subject to recommended conditions.

SMDC Waste

AES waste collection service has no objections with space provided for bin storage, however, there may be a concern if the road is not adopted in the future. If it does remain unadopted then in order to enter the site to empty the waste bins, an indemnity would be required from the developer from any damage that the refuse vehicles may cause to the road.

Staffordshire Constabulary: Police Liaison Reduction Unit

Awaited.

7. OFFICER COMMENT AND PLANNING BALANCE

Planning Policy

7.1 The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations". The Development Plan currently consists of the Staffordshire Moorlands Core Strategy.

7.3 The revised National Planning Policy Framework (NPPF) was issued on the 24th July 2018. The NPPF is considered to be a mandatory material consideration in decision making. The applicable contents of the revised NPPF will be referenced within the relevant sections of the officer report as detailed below.

7.4 As before, achieving sustainable development sits at the heart of the NPPF as referred to within paragraphs 10 and 11. The NPPF sets out that achieving sustainable development requires the consideration of three overarching and mutually dependant objectives being: economic, social and environmental matters where they are to be applied to local circumstances of character, need and opportunity as follows:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and,*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

7.5 Core Strategy policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF. Paragraph 11 of the NPPF requires decision makers to apply a presumption in favour of sustainable development. For decision makers this means that when considering development proposals which

accord with the development plan they should be approved without delay; or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:-

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. (Para 11 NPPF July 2018).

7.6 It is acknowledged that the Council cannot demonstrate a five year supply of deliverable housing land and as at 31st March 2018 the figure was 1.8 years. Recent case law has established that the application of the test in paragraph 14 (now paragraph 11) is a 'tilted balance' which is predisposed in favour of granting planning permission unless there are 'significant and demonstrable' adverse effects.

7.7 Section 5 of the NPPF seeks to deliver a sufficient supply of homes, section 6 seeks to build a strong, competitive economy and section 8 seeks to promote healthy and safe communities.

7.8 The policies contained in the NPPF are supplemented by the National Planning Practice Guidance (NPPG), which is also a material consideration in the determination of applications.

7.9 A list of key policies, guidance and other material considerations is provided above (section 5).

Principle of Development

7.10 As discussed in the proposal section above, the principle of 11 dwellings at the application site was accepted under the outline approval ref. SMD/2013/1201as granted on the 14th December 2016. The approved outline scheme established a proposed development of 11 houses within the red edge application site. The southern and western periphery of the site would form the 'blue land' and is reserved for landscape enhancement / management as per the outline consent.

7.11 The approved outline scheme is subject to conditions as detailed in Appendix 1 of the report and a planning obligation providing for the payment of contributions towards the provision of education facilities. The need for additional housing in the district was considered to be acceptable at the outline stage. In these circumstances, the main issues to be considered are the effect of the proposal on the character and appearance of the area and neighbour amenity.

7.12 This application scheme for 11 dwelling units seeks consent for all reserved matters (excepting access) and comprises details of: layout, scale, appearance and landscaping in the context of the outline planning permission. These matters will be judged under each reserved matters heading as follows.

Detailed Matters

7.13 The site occupies a more elevated position and houses on it would be seen from some vantage points in the town of Leek. At the outline stage, it was acknowledged that the site would be viewed from a distance. However, this would be seen in the context of the overall built environment on the edge of Leek with the main views of the site being gained on the approach to Leek via A523 Macclesfield Road. In addition, the site would be further screened by the existing developments to the fore, namely Leek Town Football Club, Bridge End Garden Centre, the White Lion Public House and by the bank of trees to the north of the site. In these circumstances, it was concluded that landscape character would not be adversely affected by inappropriate built development. This was particularly in respect of the illustrative site plans and sections showing a spacious, two-storey scale of development, which indicated that a high quality design could be achieved at the reserved matters stage. The reservation of the peripheral 'blue' land via condition would allow its sensitive landscape planting to further soften this visual impact.

7.14 Reserved matters of layout, appearance, scale and landscaping are sought for approval as set out above. At this more detailed stage of the process, the Council can exercise further control to ensure that a high quality of design is achieved to be consistent with CS (Core Strategy) Policy DC1 and with the objectives of the NPPF.

7.15 To a degree, the submission broadly follows the principles established at the outline stage, with some frontage development, a pair of dwellings within the northwest corner of the site and then the majority of built development arranged in a linear row within the southern part of the site. As per the outline illustrative plan, the dwelling plots would be arranged around a cul-de-sac type road. Each dwelling would benefit from frontage off-street car parking spaces, some with integral garaging provision and a private rear garden amenity space to accord with relevant parking and amenity guidelines in terms of future occupiers. Albeit, the Local Highways Officer has noted that Plot 2 has 3 bedrooms plus study but only 2 spaces are shown. The study would be considered to constitute a 4th bedroom owing to its dimensions (1.95m x 2.78m) therefore falling within NDSS criteria for a single bedroom. In these circumstances and ideally, a 3rd off street space should be provided for, which would require a modest widening of the driveway to accommodate this. It is not considered, however, that any resultant significant highway harm would arise given the distance of the application site from the public highway. With no objection raised from the Highways Officer in these regards, the scheme is considered to comply with CS Policy T 1 and the relevant sections of the NPPF.

7.16 A key criticism of the scheme relates to the close building relationship between dwellings which has significantly reduced a sense of spaciousness between plots to produce a cramped scheme and greatly differs from the illustrative scheme presented at the outline stage. This clear overdevelopment of the site is exacerbated by the proposed building scale, particular in relation to those 2.5 storey dwellings which form the linear row within the southern part of the site (Plots 3 and 9) and within the northern corner of the site (Plots 10 and 11). As well, the close positioning of Plot 11 to the adjoining northern boundary would limit opportunities for re-establishing a landscaping buffer noting its screening properties as highlighted as

the outline stage and as referred to above. The 2.5 storey dwellings (including proportions of roof to wall) appear as dominant form, with a fragmented and inconsistent appearance. The overall elevational treatment appears incongruous with awkward fenestration details, the domination of the ground floor by garages on some plots and the sunken drives create an engineered appearance to the site. The scheme cannot be said to constitute high quality development nor does it provide for a positive sense of place and detracts from the townscape setting of Leek. Therefore it is not considered to be acceptable in these respects and is contrary to DC1 in particular and the NPPF.

7.17 Plot 3 appears to fail Appendix 3 guidelines and be overbearing to those opposing dwellings at Orchard Court and would form a further reason for refusal in these regards.

7.18 The scheme would be obligated to provide for an appropriate landscape/habitat enhancement scheme for the 'blue land' area as a condition precedent matter.

Planning Balance

7.19 Overall, a high quality design has not been achieved at the reserved matters stage with respect to matters of layout, appearance and scale only. With this mind, the scheme would not meet with the provisions of CS Policy DC1 and with the objectives of the NPPF and cannot be considered to constitute sustainable development.

7.20 A recommendation of refusal is made.

8. RECOMMENDATION

A. REFUSE for the following reasons:

- 1. It is considered that the detailed development scheme of the site would fail to achieve a high standard of design and positive sense of place due to a heavily engineered, overly cramped layout, dominant development form, and incongruous design which would negatively impact on the local townscape settlement setting of Leek. As such there is conflict with Policies SS1, SS1a, SS5a, H1, DC1 and DC3 of the Adopted Staffordshire Moorlands Core Strategy and the NPPF.**
- 2. The proposed development would fail to provide a satisfactory living environment for adjoining occupiers owing to the height and close proximity of the proposed dwellings. As such the proposal conflicts with policies H1 and DC1 of the Adopted Staffordshire Moorlands Core Strategy and the NPPF.**

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

Informative(s)

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The applicant sought no pre-application discussions with the Local Planning Authority and it is considered that fundamental changes are required to the scheme which could not be made within the context of this application.

Proposal Scheme ref. SMD/2018/0706: Site Layout Plan



APPENDIX 1

Outline Scheme (ref. SMD/2013/1201 Conditions

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced.
 - a) The layout of the building(s)
 - b) The scale of the building(s)
 - c) The external appearance of the building(s)
 - d) The landscaping of the site.
4. The access hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-
 - a) Location Plan 2011-1806-23
 - b) Scheme 4 Site Layout Plan 2011-1806-Sp4 – Access matters onlyTo ensure that the access is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage using sustainable drainage methods (SUDS) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is brought into first use.
6. The development shall not be commenced until details have been submitted to and approved in writing by the Local Planning Authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall to SUDS principles which shall thereafter be constructed in accordance with the approved drawings.
7. Any garages shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the written consent of the Local Planning Authority.
8. Before the proposed development is brought into use, but after substantial completion of the works, the concrete dished channel across the access on the channel of A523 Macclesfield Road shall be replaced in accordance with the details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

9. The pedestrian link from the east of the site linking the vehicular access with Kiln Lane shall be retained and shall form part of the reserved matters application.

10. The development shall be carried out strictly in accordance with the approved Flood Risk

Assessment (FRA) produced by JMP Consultants document reference MID3265 R001 final issue No.2 dated 10 August 2012 and the following mitigation measures detailed within the FRA:

a) Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

b) The mitigation measures shall be fully implemented prior to the first occupation of any of

the dwelling houses and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

c) All finished floor levels of the proposed houses shall be 150mm above adjacent external ground levels and 600mm above the 1 in 100 year +20% flood level.

11. Details pursuant to reserved matters condition 3 (landscaping) above shall include:-

a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

12. No development hereby permitted shall take place until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. The method and duration of any pile driving operations (expected starting date and completion date);

II. The hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 07:00 to 19:00 hours Mondays to Fridays, and 08:00 to 16:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

III. Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;

IV. The arrangements for prior notification to the occupiers of potentially affected properties; V. The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

VI. A scheme to minimise dust emissions arising from construction activities on the site.

The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;

VII. Details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;

VIII. A scheme for recycling/disposal of waste resulting from the construction works;

IX. The parking of vehicles of site operatives and visitors;

X. The loading and unloading of plant and materials;

XI. The storage of plant and materials used in constructing the development;

XII. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

XIII. Installation and maintenance of wheel washing facilities, and,

XIV. Details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.

XV. All works within a phase of development shall be carried out in accordance with the approved details.

13. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

14. No development hereby permitted shall be commenced until a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules for the land edged blue as shown on the Location Plan ref. 2011-1806-23 has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented prior to the occupation of any dwelling development of the first phase and land to which the plan relates shall subsequently be maintained in accordance with the approved details.

15. Any scrub vegetation cutting or clearance, shrub or tree pruning or clearance required at the site shall take place only in the calendar period 1st September to 1st March or outside these dates only if it is established by a qualified ecologist immediately prior to the work that no protected bird nesting is taking place. If bird nesting is found a works exclusion area shall be set up to prevent development work from disturbing the nesting and this shall be maintained until the nest is no longer in use.