

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2023/0818/F3M
LOCATION:	ESTON LEISURE CENTRE NORMANBY ROAD NORMANBY MIDDLESBROUGH TS6 9AE
PROPOSAL:	EXTENSION OF EXISTING LEISURE CENTRE FOR PROVISION OF NEW SWIMMING POOL FACILITY (INCLUDING LEARNER POOL) INCLUDING CHANGING AREAS; PLANT AND MACHINERY EQUIPMENT

[Planning Application Details \(redcar-cleveland.gov.uk\)](https://redcar-cleveland.gov.uk)

APPLICATION SITE AND DESCRIPTION

Permission is sought for the extension of existing leisure centre for provision of new swimming pool facility (including learner pool) including changing areas; plant and machinery equipment.

The application relates to Eston Leisure Centre, Normanby Road, Normanby. The site is located in a predominantly residential area. To the north of the site is Briarwood Care Home (with Low Grange District Centre further north on the Trunk Road). To the west of the site are residential properties with a car park, educational facilities and Inspire to Learn to the south. To the east of the site is the existing building of Eston Leisure Centre with open space and leisure uses further east.

The Planning and Design and Access Statement describes the proposal as:

The proposals are for the following:

- *Demolition of existing closed pool hall and associated changing / plant spaces (LPA confirmed no prior notification required for this demolition works)*
- *Construction of new 25m x 6 lane competition pool, a 13m x 7m learner pool, and 150no. spectator seating*
- *Associated changing village, plant and storage spaces*
- *Extension Area of approx. 1819sqm*
- *External works to make good site following works*

The submitted Sustainability Report confirms the following;

1. Air Source Heat Pumps (ASHP):

Air source heat pumps works by absorbing heat from the environment and transfers that heat to the inside of the building. In this project they are used for heating and hot water which means that a gas boiler is not required in this scheme.

2. 530 m2 Photovoltaic Panels:

An array of monocrystalline photovoltaic panels is proposed to generate electricity for the pool hall extension, which will reduce running costs and reduce the reliance on the national grid.

3. Improved U-Values:

Lowering the U-Values of the building elements such as the walls and floors by increasing insulation in these elements will mean that the envelope of the building will be high performing and thermally efficient.

4. Standard Sizes of Materials:

Using standard sizes of materials such as cladding panels reduces off cuts and reduces the waste of materials.

5. Maximising daylight:

The building has been designed to allow natural daylight into the pool hall space whilst minimising glazing to the south to reduce solar gains and reduce excessive heat absorption into the building.

The application has been accompanied by existing and proposed plans and elevations along with the following supporting documentation;

- Construction Management Plan
- Drainage Philosophy
- Flood Risk Assessment
- Manhole Schedule
- Noise Impact Assessment
- Planning and Design and Access Statement
- Statement of Community Involvement
- SUDs Management Plan
- Sustainability Report

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy
SD3 Development Limits
SD4 General Development Principles
LS1 Urban Area Spatial Strategy

OTHER POLICY DOCUMENTS

None

PLANNING HISTORY

R/2023/282/F3M Erection of a new swimming pool facility as an extension to the existing leisure centre including changing areas and plant / machinery equipment Withdrawn 03/07/2023

R/2022/0677/PND Prior notification for the demolition of the existing pool hall including associated changing area, plant room, stores, poll tanks and basement areas. Permission not required. 12/09/2022

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

As a result of the consultation period 3 representations have been received which make the following comments;

- The building has already been demolished ready for the new one why are we getting letters about the application. Surely the letters should be sent before the demolition.
- As far as people are aware this is a done deal.
- I can not see any disabled parking or clear access.
- Previous layout was not fit for purpose.
- Have issues around parking when large events are on.
- Blocking of driveways.
- The proposal will bring people to the area making the situation worse.
- Adverse impacts on residents.

Northumbrian Water (06/03/2024)

We have no issues to raise with this application, provided it is approved and carried out within strict accordance with the submitted document entitled "Drainage Plan dated Dec 2023". This document reflects our pre-planning enquiry advice.

We request that the following approval condition is attached to a planning approval, so that the development is implemented in accordance with the above named document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Plan" dated "December 2023". The drainage scheme shall ensure that foul flows discharge to the combined sewer at or immediately downstream of manhole 9603 and ensure that surface water also discharges to the combined sewer between manholes 9603 -9602. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developer's approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option. They are not part of any approval process for determining whether the proposed drainage layouts / design put forward at the planning stage satisfies the adoption criteria as set out in the Code for Sewer Adoption (sewer sector guidance). Northumbrian Water Limited Leat House Pattinson Road Washington Tyne and Wear NE38 8LB T: 0345 604 7468 nwl.co.uk

It is important for developers to understand that discussions need to take place with Northumbrian Water prior to seeking planning permission where it is their intention to offer SuDS features for adoption.

For Information Only

Please note that the site lies within drainage area 11-D31. This drainage area discharges to Bran Sands Sewerage Treatment Works, which is named on the Nutrient Neutrality Budget Calculator.

I can advise that the proposed swimming pool may require a trade effluent application for the disposal of wastewater to the sewerage network. We recommend that the applicant contacts Northumbrian Water to discuss this matter further. Additional information and contact details can be found at <https://www.nwl.co.uk/services/business/trade-effluent/>

**Redcar and Cleveland Borough Council (Development Engineers)
(18/03/2024)**

The proposal is to remove a section of the existing leisure centre and replace it with a new facility. The centre is in a sustainable location, with vehicular parking provision in the immediate locality. The new facility does cater for spectators, which will likely exacerbate the level of vehicular parking provision in the immediate area, although such levels of demand are likely be infrequent and outside the peak periods.

Normanby Road is the subject of existing parking restrictions which will remain in force and ensure displaced vehicular parking does not impact on the operation of the strategic local road network.

Therefore, it is unlikely the proposals will have a material impact in terms of the level of traffic generation, nor in terms of the vehicular parking provision, particularly when considering the existing size of the centre which could remain without the need for further planning consent.

A poor level of cycle parking has provided. Additional provision is required and will be the subject of condition.

Provision has been made to convert the frontage of the leisure centre from vehicular parking to a turfed area. This includes the provision of a uniform footway, with dedication to highway, the footway runs at a depth of 5m along the length of the site facing Normanby Road, how that proposal interfaces with existing highway has not been referred to in any detail and will be the subject of condition.

It is for the above reasoning; we have no objections subject to condition.

Off-Site Highway Works

The development hereby permitted shall not come into use until the highway works detailed below have been carried out in accordance with the submitted drawing(s) ELC - GT3 - Z1 - 00 - DR - A - 90001 - RevP08 or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority:

- a) Provision of a footway at a depth of 5m along the site frontage on Normanby Road;*
- b) Renewal of any damaged kerbs;*
- c) Introduction of tactile paving as required for any crossing facilities; and,*
- d) Radii and resurfacing as required at both access junctions to the north west and south west of the site.*

Reason: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of traffic having regard for local plan policy and sections 9 and 12 of the NPPF.

Method of Works Statement

The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details;

- a) Routing of construction traffic, including signage where appropriate;*
- b) Arrangements for site compound and contractor parking;*
- c) Measures to prevent the egress of mud and other detritus onto the public highway;*
- d) A jointly undertaken dilapidation survey of the adjacent highway;*
- e) Program of works; and,*
- f) Details of any road/footpath closures as may be required.*

The development must be carried out in accordance with the approved details.

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for Local Plan Policy.

Cycle Store

The development hereby approved shall not be brought into use until covered and secure cycle parking facilities, have been provided in accordance with plans which are subsequently submitted to and approved in writing by the Local Planning Authority. Such drawings must show the position, design, materials and finishes thereof. Thereafter the cycle parking facilities shall be retained in perpetuity for the sole purpose of parking cycles.

Reason: To promote use of cycles reducing traffic congestion and in the interests of the amenities of residents to ensure a satisfactory form of development having regard for Local Plan policy and sections 9 and 12 of the NPPF.

Redcar and Cleveland Borough Council (Local Lead Flood Authority) (04/03/2024)

The LLFA have reviewed the application and would offer no objection to the proposed development.

The proposed scheme has previously identified that a connection to the surface water sewer is not feasible, this is due to the distance and existing infrastructure. As such is now proposing a restricted connection to the combined sewer at 5 l/s. The restricted discharge rates offers betterment from what previously discharged - appropriate attenuation will assist in the reduced rate of discharge and it is confirmed that any flood exceedance is contained within the site.

As well as the footprint of the building being made smaller from the existing, the storage calculations also takes in to account the grass/soft landscaping which the LLFA are satisfied that it will assist in the improvement of surface water flooding within the locality. The FRA and Drainage philosophy have shown mitigating factors which will reduce the risk of further flooding around the site from 'high' to 'medium'.

Whist the LLFA do acknowledge that there is still flood risk associated with overland flows, it is not reasonable for this to be rectified through this development alone, and is something is still actively being considered through the partnership working of the NIDP MTP.

The surface water management plan is deemed suitable and should be adhered to.

The LLFA confirm that the development should be carried out in strict accordance with the information and drawings submitted with the application and further in consultation with NWL.

All drawings and supporting documentation shall be listed as approved should the application be granted permission.

**Redcar and Cleveland Borough Council (Environmental Protection)
(Contaminated Land) (20/02/2024)**

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

A desk study does not highlight any past contaminative historic use, pollution episodes or that it is affected by contamination from adjoining land.

The applicant should be aware of his responsibilities under para 178 of the NPPF

*a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation) and
b) that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.*

As a precaution I would therefore recommend the following condition to cover unexpected contamination that may be encountered during the development

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 in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Following completion of the development a report must be submitted confirming that unexpected contamination was not encountered during the development.

**Redcar and Cleveland Borough Council (Environmental Protection)
(Nuisance) (20/02/2024)**

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note that a construction management plan and noise assessment have been submitted in support of this application.

The construction management plan covers hours of working and dust mitigation.

The noise impact assessment was carried out to determine suitable noise limits for fixed mechanical plant associated with the development at the nearest noise sensitive receptors (NSRs).

In order to minimise the environmental impact, I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- *The working hours for all construction and demolition activities on this site are limited to between 08:00am – 18:00pm Monday to Friday and 08:00am – 14:00pm Saturday with no working on a Sunday or a Bank / Public Holiday.*
- *The all-dust procedures detailed in the construction plan shall be applied.*
- *That the cumulative impact from all fixed plant shall not exceed the background sound level at nearby noise sensitive receptors when rated according to BS 4142 as stated in section 6 of the noise impact assessment. These levels shall be verified before the any use commences.*

REASON: In the interest of neighbour amenity.

**Redcar and Cleveland Borough Council (Health and Safety Food)
(08/02/2024)**

No objections

Redcar and Cleveland Borough Council (Natural Heritage Manager)

We should look to include tree and shrub planting wherever possible

Redcar and Cleveland Borough Council (Planning Strategy)

The application proposes an extension to the existing leisure centre for provision of new swimming pool facility. The site is in a sustainable location close to Low Grange District Centre.

Policy LS1 states that the Council and its partners will aim to maintain and, where necessary, enhance sports and community facilities. Policy ED9 supports appropriate leisure development throughout the borough.

The proposed development should also accord with all relevant aspects of policy SD4, including in relation to building design considerations and any impact on neighbouring users and uses.

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

The principle of development

The application site is located within the development limits. The principle of development in this location is acceptable and the proposal would accord with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

Policy LS1 of the Local Plan states:

The Council.....will aim to....

f. Maintain and, where necessary, enhance sport and community facilities.

The application seeks consent for the construction of an extension to the existing leisure centre for the provision of a new swimming pool. The application would enhance the existing and previous facilities on the site and the proposal therefore accords with the aims of part f of policy LS1 of the Redcar and Cleveland Local Plan.

The impacts on the character and appearance of the area

The extension proposed is a single storey flat roof extension which would have a feature corner to highlight the entrance. To the front of the building a green space would be created along Normanby Road.

The scale and design is considered acceptable for the location given the surrounding buildings in the area. Materials have been selected which reflect the existing materials in the area although it is acknowledged there is a mix of materials in the area. The proposed green space to the front of the building would improve the street scene and appearance of the building.

The proposal is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

The application site is located to the east of the existing dwellings on Normanby Road and achieves acceptable levels of separation. Given the location and relationship there are no overbearing issues and no loss of privacy to the dwellings on Normanby Road. There are no residential properties to the east and south of the application site. To the north of the site

is Briarwood Care Home and a block of residential flats. The proposed extension would be no closer to the care home or flats than the existing building and would continue to be separated from the residential uses by the existing road network. There are limited windows on the south elevation of Briarwood Care Home with some of the windows secondary windows to communal areas. As a result of the existing layout and separation distances the proposal would not have any overbearing impacts or loss of privacy on the occupiers of the care home or flats.

Comments from Environmental Protection have been received in relation to nuisance and the impacts on residential occupiers. Conditions are recommended in relation to construction hours, dust mitigation measures and noise levels. These conditions are considered necessary and reasonable and subject the conditions the proposal would not have any adverse impact in relation to neighbour amenity.

The proposal would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on highways safety

The vehicular access to the site is unaffected by the development and remains from Normanby Road. Refuse collection (and storage), plant access and emergency vehicle access are all unaffected by the development.

The existing car park to the south of the building would be made good as part of the application. This area includes 52 spaces (including 19 accessible spaces). This parking provision is also for the leisure centre along with the proposed swimming pool. Additionally there is also unrestricted car parking provided for the Inspire to Learn Centre further south but easily accessible for the application site.

The car parking is largely unaffected by the application however there is a small informal parking area to the front of the site which would be removed and replaced with a green space.

The Councils Development Engineers have reviewed the application and confirmed that *Normanby Road is the subject of existing parking restrictions which will remain in force and ensure displaced vehicular parking does not impact on the operation of the strategic local road network.*

Therefore, it is unlikely the proposals will have a material impact in terms of the level of traffic generation, nor in terms of the vehicular parking provision, particularly when considering the existing size of the centre which could remain without the need for further planning consent.

The application provides a poor level of cycle parking however there is sufficient space within the site for cycle parking to be provided. The cycle parking can be secured by way of a planning condition.

The Development Engineers have also commented in relation to the provision of the grassed area to the front of the centre. Within this area is a footway with dedication to highway. A condition is recommended to agree the details and how the proposal would interface with the existing highway.

Provision has been made to convert the frontage of the leisure centre from vehicular parking to a turfed area. This includes the provision of a uniform footway, with dedication to highway, the footway runs at a depth of 5m along the length of the site facing Normanby Road, how that proposal interfaces with existing highway has not been referred to in any detail and will be the subject of condition.

The application, subject to the use of planning conditions, raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

Other matters

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The comments from Environmental Protection in relation to contaminated land are noted. The information provided as part of the application is acceptable and does not highlight any contamination issues however the unexpected contaminated land condition is recommended. This condition is considered reasonable and necessary and will be attached should planning permission be granted.

The application has been reviewed by the Councils Local Lead Flood Authority (LLFA) and Northumbrian Water in relation to drainage and flood risk. Both consultees have confirmed that there are no objections to the proposal subject to the use of conditions to list the submitted drawings and documents as part of the approved documents.

The site is located within the catchment in relation to nutrient neutrality however is a local facility replacing a previous pool which existed on the site. The proposal does not provide overnight accommodation. The proposal is therefore out of scope in relation to nutrient neutrality.

The submitted sustainability report confirms a range of measures used on the building to improve the energy efficiency including air source heat pumps and photovoltaic panels. The level of energy efficiency measures and sustainable technologies is considered acceptable for the location and scale of development and the application accords with part l of SD4 of the Redcar and Cleveland Local Plan.

CONCLUSION

For the reasons outlined above the proposal is considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would respect the character of the site and surroundings. The proposal accords with policies LS1, SD3 and SD4 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan (ELC-GT3-Z1-00-DR-A-90100-RevP06) received by the Local Planning Authority on 01/02/2024
Proposed Site Plan (ELC-GT3-Z1-00-DR-A-90001-RevP08) received by the Local Planning Authority on 01/02/2024
Ground Floor Plan (ELC-GT3-Z1-00-DR-A-08000-RevP05) received by the Local Planning Authority on 01/02/2024
Mezzanine Level Plan (ELC-GT3-Z1-01-DR-A-08001-RevP03) received by the Local Planning Authority on 01/02/2024
Proposed roof plan (ELC-GT3-Z1-RF-DR-A-08002-RevP03) received by the Local Planning Authority on 01/02/2024
Proposed Elevations (ELC-GT3-Z1-ZZ-DR-A-08201-RevP03) received by the Local Planning Authority on 01/02/2024
Existing and Proposed Levels (ELC-OOB-Z0-00-DR-L-90010) received by the Local Planning Authority on 01/02/2024
Cross Section (ELC-GT3-Z1-ZZ-DR-A-08300-RevP03) received by the Local Planning Authority on 01/02/2024
Proposed Landscaping Plan (ELC-OOB-Z0-00-DR-L-90001) received by the Local Planning Authority on 01/02/2024
Proposed Planting Strategy (ELC-OOB-Z0-00-DR-L-90040) received by the Local Planning Authority on 01/02/2024
Typical Landscape Details (ELC-OOB-Z0-00-DR-L-90511) received by the Local Planning Authority on 01/02/2024
Fencing Details (ELC-OOB-Z0-00-DR-L-90521) received by the Local Planning Authority on 01/02/2024
Flood Exceedance Plan (ELC-BGP-Z0-SL-DR-C-52-52102) received by the Local Planning Authority on 01/02/2024

Impermeable Surface Plan (ELC-BGP-Z0-SL-DR-C-52-52101) received by the Local Planning Authority on 01/02/2024
Drainage Plan (ELC-BGP-Z0-SL-DR-C-52-52130) received by the Local Planning Authority on 01/02/2024

REASON: To accord with the terms of the planning application.

3. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Plan" dated "December 2023". The drainage scheme shall ensure that foul flows discharge to the combined sewer at or immediately downstream of manhole 9603 and ensure that surface water also discharges to the combined sewer between manholes 9603 -9602. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

4. The development hereby permitted shall not come into use until the highway works detailed below have been carried out in accordance with the submitted drawing(s) ELC - GT3 - Z1 - 00 - DR - A - 90001 - RevP08 or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority:
 - a) Provision of a footway at a depth of 5m along the site frontage on Normanby Road;
 - b) Renewal of any damaged kerbs;
 - c) Introduction of tactile paving as required for any crossing facilities; and,
 - d) Radii and resurfacing as required at both access junctions to the north west and south west of the site.

REASON: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of traffic having regard for local plan policy and sections 9 and 12 of the NPPF.

5. 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 in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Following completion of the development a report must be submitted confirming that unexpected contamination was not encountered during the development.

REASON: To ensure the suitable reporting and remediation of any contamination found on site.

6. The working hours for all construction activities on this site are limited to between 08:00 and 18:00 Mondays to Friday and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holiday.

REASON: To ensure that the any activity during the construction development would not have a significant adverse impact in relation to noise and disturbance in accordance with policy SD4 of the Local Plan.

7. The cumulative impact from all fixed plant shall not exceed the background sound level at nearby noise sensitive receptors when rated according to BS 4142 as stated in section 6 of the noise impact assessment. These levels shall be verified before the any use commences.

REASON: In the interest of neighbour amenity in accordance with policy SD4 of the Redcar and Cleveland Local Plan.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner, and any trees or plants which within a period of ten years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenities of the locality.

9. Prior to any development above damp proof course details of the external materials to be used in the carrying out of this permission (including samples) shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

10. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to, and approved in writing by the Local Planning Authority.

The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

11. The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details;
 - a) Routing of construction traffic, including signage where appropriate;
 - b) Arrangements for site compound and contractor parking;
 - c) Measures to prevent the egress of mud and other detritus onto the public highway;
 - d) A jointly undertaken dilapidation survey of the adjacent highway;
 - e) Program of works; and,
 - f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved details.

REASON: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for Local Plan Policy.

12. The development hereby approved shall not be brought into use until covered and secure cycle parking facilities, have been provided in accordance with plans which are subsequently submitted to and approved in writing by the Local Planning Authority. Such drawings must show the position, design, materials and finishes thereof. Thereafter the cycle parking facilities shall be retained in perpetuity for the sole purpose of parking cycles.

REASON: To promote use of cycles reducing traffic congestion and in the interests of the amenities of residents to ensure a satisfactory form of development having regard for Local Plan policy and sections 9 and 12 of the NPPF.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.