

<b>REFERENCE NO - 18/500160/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Demolition of Existing Office Building and Erection of 43 No. apartments and associated vehicular and pedestrian access.		
<b>ADDRESS</b> 3 Tonbridge Road Maidstone Kent ME16 8RL		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b>		
<p>The application shows a 7m set back from Tonbridge Road and an articulated front elevation. The scheme therefore meets all relevant policies in terms of visual impact, design, highway impact and residential amenity. It has demonstrated that a contribution to affordable housing would make the scheme unviable.</p> <p>Review mechanisms are necessary in the legal agreement to allow for future variations in the viability of the scheme that may allow for contributions that accord with Policy ID1 of the Maidstone Borough Local Plan 2017.</p>		
<b>REASON FOR REFERRAL TO COMMITTEE</b>		
Called into Committee by Cllr Boughton		
Committee authority is sought for an amendment to the Heads of Terms of the legal agreement to reflect the new NPPF and NPPG on viability and contributions.		
<b>WARD</b> Fant	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Tonbridge Road Development Ltd <b>AGENT</b> Go Planning Ltd
<b>TARGET DECISION DATE</b>	<b>PUBLICITY EXPIRY DATE</b>	
12/07/18	10/09/18	

**1. BACKGROUND**

1.01 The application was reported to the Planning Committee of 5 July 2018 with the following resolution: Grant Planning Permission subject to:

(a) The prior completion of a S106 legal agreement in such terms as the Head of Legal Partnership may advise to secure a libraries contribution of £2,064.68;

(b) The conditions and informatives set out in the report with the deletion of condition 7 relating to surface water drainage, the additional drainage conditions referred to by the Principal Planning Officer in her verbal

update at the meeting and an additional informative relating to the possibility of providing a car sharing scheme operating from the site being investigated by the applicant (the wording to be finalised by the Head of Planning and Development acting under delegated powers), the Head of Planning and Development be given delegated powers to grant permission and to be able to settle or amend any necessary Heads of Terms of the legal agreement in line with the matters set out in the recommendation and as resolved by the Planning Committee.

1.02 The original committee report, urgent update and minutes are attached as an **Appendix**.

1.03 Since the committee resolution, it has also come to light that unfortunately a revised planning application form that indicated a proposed tenure of full private housing was not uploaded to the public access part of the website. This has been corrected and formal re-consultation and publicity by site notice and press advertisement has taken place.

1.04 This delayed the issue of the decision notice pending the statutory consultation necessary and in the meantime the National Planning Policy Framework and its accompanying Planning Practice Guidance have been revised which need to be addressed.

1.05 Paragraphs 123 and 124 (Air Quality/Noise) are now paragraphs 180 and 181 but do not materially change the issues.

1.06 Affordable housing (previously paragraphs 47 and 50) is now dealt with in paragraphs 61-64 but do not materially change the issues.

1.07 In terms of the key issues of contributions and viability in the NPPF, there are significant changes.

1.08 In terms of contributions, Paragraph 34 states:

*"plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".*

1.09 In terms of viability, the NPPF paragraph 57:

*"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence*

*underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."*

1.10 The viability appraisals were submitted on the understanding that they contain commercially sensitive information before the NPPF revision and are not need to be made publicly available.

1.11 Also relevant to this case is the amended PPG which states:

*"Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles.*

*Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project."*

## **2. REPRESENTATIONS**

2.01 Re-consultation on the correct application form has been carried out and expires on 29 August 2018. However, the Site and Press Notices do not expire until 7 September 2018.

## **3. ASSESSMENT**

3.01 The main issues relating to the viability of the scheme are the build cost, and sales values used. The independent review of a fully private rental scheme indicates a significant loss (in the region of £485k) and that a fully market sale has a smaller but still significant loss (loss in the region of £225k). On the basis of both appraisals, the proposed scheme is not viable for either tenure with current day costs and values. This is the same situation as was reported at the 5 July 2018 Planning Committee meeting.

3.02 However, in this case, the developer is also the site owner so the scheme could proceed on a marginal basis with lower than standard profit margins albeit not allowing contributions to be paid other than the discretionary Libraries contribution.

3.03 House price inflation may make the scheme viable with planning obligations in the longer term. There are also potential variables in build costs. In the light of the high likelihood of variabilities in the economy in the next few years, a mechanism should be put in place to ensure that the scheme remains policy compliant over its lifetime as noted in the new NPPG.

3.04 Specifically the independent viability appraisal make suggestions for 3 review mechanisms as follows:

*"Should the Council be minded to grant consent with less than policy-compliant S.106 contributions and provision of affordable housing, we would recommend a viability review mechanism is included in the S.106 agreement. In accordance with government guidance and the RICS guidance on viability in planning, such review mechanisms should be carried out prior to the implementation of the scheme.*

*If the scheme is limited by the S.106 to being PRS only for a fixed period, then a clawback mechanism if and when units are sold on the open market should be included.*

*If the Council's intention is to ensure that the scheme is started in a timely manner then we would suggest the "pre-implementation" review is carried out if the scheme has not reached slab level two years of consent being granted"*

3.05 It is therefore recommended that review mechanisms be included in the s106 legal agreement. It is my recommendation that this would be two-fold: one review mechanism prior to the implementation of the scheme and a second if units are sold on the open market.

3.06 The third review mechanism suggested by the consultant (if the development has not reached slab level within two years of consent being granted) is not necessary in my view. This planning permission will have the standard 3 year commencement condition and such as there is no justification from a land use planning point of view for adding a review mechanism with a different timescale.

3.07 The applicant has indicated his acceptance of this in principle and indeed solicitors have been appointed by them to engage on the drafting of the agreement.

3.08 The recommendation below has been updated to add in the viability review heads of term and to make the changes to drainage conditions and the car sharing informative that were resolved previously.

#### **4. RECOMMENDATION**

The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the prior completion of a legal agreement to provide the following (including the Head of Planning and

Development being able to settle or amend any necessary terms of the legal agreement in line with the matters set out in the recommendation resolved by Planning Committee)

- for a libraries contribution of £2064.6 and
- 2 review mechanisms as follows: prior to the implementation of the scheme of the scheme; if units are sold on the open market;
- The following conditions

## **CONDITIONS**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Development hereby permitted shall be carried out in accordance with the following drawing numbers: 17-932-001 Rev P.1 Location Plan; 17-932-002 Rev P.7 Site Plan; 17-932-010 Rev P.4 Ground & 1st Floor Plans; 17-932-011 Rev P.4 2nd, 3rd & 4th Floor Plans; 17-932-012 Rev P.3 5th & Roof Plans; 17-932-013 Rev P.6 North & East Elevations; 17-932-014 Rev P.4 South & West Elevations; 17-932-015 Rev P.5 Street Scene; 17-932-018 Rev P.3 Sections 1; 17-932-019 Rev P.2 Sections 2; 15-671-E01.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) Prior to the commencement of development, details of the proposed slab levels of the buildings and the existing site levels shall have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels. These details shall include any proposed re-grading, cross-sections and retaining walls.

Reason: In order to secure a satisfactory form of development having regard to the topography of the site. Details are required prior to commencement of development to ensure that no unnecessary altering of levels takes place to accommodate the scheme.

- 4) The low-carbon sources of energy in Photo Voltaic panels as hereby approved shall be implemented as approved and shall be retained thereafter.

Reason: To ensure an energy efficient form of development.

- 5) Prior to the commencement of development, the following shall have been submitted to and approved in writing by the Local Planning Authority
- a) details of archaeological field evaluation works in accordance with a specification and written timetable
  - b) following from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable.

Reason: To ensure that features of archaeological interest are properly examined and recorded. Details are required prior to commencement of development to ensure that works do not damage items of archaeological value that may be present.

- 6) Prior to the commencement of development, details (including a specification for acoustic glazing and alternative means of purge ventilation to enable cooling should it be required without needing to open windows) shall be submitted to and approved by the Local Planning Authority to demonstrate how the development will fully meet the recommendations of the submitted acoustic report (carried out by Clement Acoustics, ref 11182-NEA-02- May 2016) with approved measures in place prior to first occupation of the relevant residential unit and retained as such thereafter.

Reason: To protect residential amenity. Details are required prior to commencement as the measures necessary may need to be integral to the design of the development.

- 7) Prior to the commencement of development, a construction management plan shall be submitted to approved in writing by the Local Planning Authority. The approved facilities and arrangements shall be provided prior to construction work commencing and maintained for the duration of the construction works. The plan shall include:
- details of arrangements for loading/unloading and turning
  - details of parking facilities for site personnel and site visitors
  - A dust management plan
  - Measures to minimise noise generation (including vibration)
  - Measures to manage the production of waste and to maximise the re-use of materials

- Measures to minimise the potential for pollution of groundwater and surface water and prevent surface water discharge on to the public highway

Reason: To maintain highway safety and to protect the amenities of local residents. Details are required prior to commencement as potential impact will arise from the point of commencement.

- 8) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based on the Drainage Scheme Proposals (Drawing Ref. 16-015\_SKC01 Rev.A) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- 9) No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:
- A description of the drainage system and its key components
  - A general arrangement plan with the location of drainage measures and critical features clearly marked
  - An approximate timetable for the implementation of the drainage system Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
  - Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime

The drainage scheme as approved shall subsequently be maintained in accordance with these details. Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards

- 10) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features. Reason: To ensure that flood risks from development 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 as constructed is compliant with the National Planning Policy Framework.
- 11) Prior to the commencement of development, details of a sustainable surface water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. The surface water scheme should be compliant with the Non-Statutory Technical Standards for Sustainable Drainage (March 2015) and shall include measures to prevent discharge of surface water onto the highway. The scheme should specify responsibilities for the implementation of the SUDS scheme; specify a timetable for implementation; provide a management and maintenance plan for the lifetime of the development; including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. There shall be no provision for infiltration of surface water into the ground unless it has been demonstrated that there will be no risk to controlled waters. The scheme shall be implemented in accordance with the approved details prior to first occupation of any dwelling and maintained as such thereafter.

Reason: To prevent flooding by the ensuring the satisfactory storage and disposal of surface water from the site. Details are required prior to commencement to maximise the options that are available to achieve a sustainable drainage system. Infiltration of surface water into



contaminated ground has the potential to impact on surface water quality and pose unacceptable risks to controlled waters.

- 12) Prior to the commencement of development, details of the proposed means of foul water disposal shall have been submitted to and approved in writing by the Local Planning Authority with the approved measures in place prior to occupation and retained permanently thereafter.

Reason: To avoid pollution of the surrounding area. Details are required prior to commencement as groundworks will reduce the options available.

- 13) Prior to the commencement of development, a scheme for the enhancement of biodiversity shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include the location and design of swift bricks and bat boxes, tubes or tiles and take account of any protected species that have been identified on the site, shall include the enhancement of biodiversity through integrated methods into the design and appearance of the dwellings and in addition shall have regard to the enhancement of biodiversity generally. It shall be implemented in accordance with the approved proposals prior to first occupation of dwellings in any phase or sub-phase and shall be maintained in perpetuity.

Reason: To protect and enhance biodiversity. This information is required prior to commencement of development as works have the potential to harm any protected species present.

- 14) Prior to the development reaching damp proof course level, written details (and where appropriate, samples) of all facing materials and external surfacing materials of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved materials.

Reason: To ensure a satisfactory appearance to the development and a high quality of design.

- 15) Prior to first occupation of any residential unit, fencing, walling, railings and other boundary treatments (including provision of gaps under boundary fencing to facilitate ecological networks) shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatments shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers and to facilitate local ecological networks.

- 16) Prior to first occupation of any residential unit, facilities for the storage of domestic refuse shall be in place in accordance with details hereby approved

Reason: To ensure a satisfactory arrangement for refuse collection.

- 17) If during construction/demolition works evidence of potential contamination is encountered, all works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed in accordance with the agreed plan.

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.

- 18) Prior to first occupation of any residential unit, a verification report shall be submitted to the Local Planning Authority. The report shall include a) details of any post remediation sampling and analysis, b) documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean. c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered.

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 in any phase or sub-phase can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 19) Prior to first occupation of any residential unit, the proposed bathroom, toilet, and staircase windows and the secondary bedroom windows located on the west (side) building elevation shall be fitted with obscured glass and retained thereafter.

Reason: In order to preserve amenity and prevent overlooking and loss of privacy.

- 20) Prior to first occupation of any residential dwellings hereby approved, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority with the agreed measures implemented within three months of first occupation and retained. Thereafter the Travel Plan should include the following: a) objectives and targets, b) Measures to promote and facilitate public transport use, walking and cycling, c) Promotion of practises/facilities that reduce the need for travel, d) Monitoring and review mechanisms, e) Travel Plan co-ordinators and associated support, f) Details of a welcome pack for all new residents including local travel information, g) Marketing, h) Timetable for the implementation of each element.

Reason: In order to promote sustainable travel choices and to help reduce air pollution.

- 21) Prior to first occupation of any residential dwellings hereby approved, management arrangements for the communal areas of the site and access roads shall be in place that are in accordance with a plan that has previously been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter. The plan should include a) The areas within the scope of the management plan and the maintenance requirements of these; b) Method and works schedule for maintaining communal areas and estate roads; c) Details of the parking control measures to be implemented within the site; d) Details on the enforcement of parking control measures; e) The setting up of an appropriate management body; f) The legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery; g) Ongoing monitoring of implementation of the plan.

Reason: To protect the amenity of future residents and the character and appearance of the development.

- 22) Prior to first occupation of any residential dwellings hereby approved, the cycle parking, car parking and internal access/turning arrangements shown on the approved plans shall be provided, surfaced and drained in accordance with the approved details and shall be retained permanently for the use. The car parking spaces shall be retained for visitor use only. Thereafter, no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 2015 (or subsequent revision) shall be carried out on the land so shown or in such a position as to preclude vehicular access to parking areas.

Reason: Development without provision of adequate access and parking is likely to lead to inconvenience to other road users and be detrimental to amenity.

- 23) Prior to first occupation of any of the residential dwellings hereby approved, the vehicle access from Tonbridge Road shall be laid out in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable visibility splays and measures to ensure their retention, and confirmation of the position of any gates (require a minimum set back of 7 metres from back edge of the pavement) with the approved measures retained thereafter.

Reason: In the interests of highway safety including in relation to the high pedestrian footfall in Tonbridge Road.

- 24) Prior to first occupation of any of the residential dwellings hereby approved, landscaping shall be in place that is in accordance with a landscaping scheme that has previously been submitted to and approved in writing by the Local Planning Authority. The scheme shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development. Any part of the approved landscaping scheme that is dead, dying or diseased within 5 years of planting shall be replaced with similar species of a size to be agreed in writing beforehand with the Local Planning Authority.

Reason: In the interests of visual amenity and an appropriate standard of accommodation.

- 25) Prior to first occupation of any of the residential dwellings hereby approved, details of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used shall be submitted to and approved in writing by the Local Planning Authority. The details shall show that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 (in areas of low background sound levels a target of NR30 shall be achieved) as defined by BS8233: 2014 Guidance on sound insulation and noise reduction for buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating. After installation of the approved plant, it shall be retained in accordance with the approved details and no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

Reason: In order to protect the amenities of neighbouring occupiers and future residents of this development.

- 26) Prior to first occupation of any of the residential dwellings hereby approved, details of any external lighting to be placed or erected within the site shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of measures to shield and direct light from the light sources so as to prevent light pollution and in order to minimise any impact upon ecology. The development shall be carried out in accordance with the approved details and maintained as such permanently thereafter.

Reason: To prevent light pollution in the interests of the character, amenity and biodiversity of the area.

- 27) The development hereby permitted shall incorporate measures to minimise the risk of crime. No development above slab level shall take place until details of such measures, According to the principles and physical security requirements of Crime Prevention Through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained

Reason: To secure crime prevention and safety of the area

- 28) Details of provision of electrical car charging point shall be submitted for the approval of the Local Planning Authority before first occupation of the building hereby permitted.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles.

## INFORMATIVES

- 1) The applicant is reminded of the requirements of approved document E of the Building Regulations 2010 in terms of protecting future residents of the apartment blocks from internally generated noise.
- 2) The applicant is advised that detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding. The applicant is reminded of the requirement for a formal application to connect to the public sewerage system. The applicant is advised to contact Southern Water for further advice including in relation to protecting infrastructure during construction works , Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)
- 3) The applicant is advised that due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the

site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to contact Southern Water for further advice including in relation to protecting infrastructure during construction works, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

- 4) The applicant is advised of their responsibility to ensure, that before the development hereby approved is commenced, that all necessary highway approvals and consents are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action by the Highway Authority.
- 5) The applicant is advised of the Mid Kent Environmental Code of Development Practice and it is recommended that no demolition/construction activities take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.
- 6) The applicant is advised that any facilities used for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume of the tanks.
- 7) The applicant is advised that adequate and suitable measures should be in place to minimise release of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.
- 8) The applicant is advised that any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.
- 9) The applicant is advised that the lighting scheme provided in accordance with the planning condition should adhere to advice from the Bat Conservation Trust and Institution of Lighting Engineers
- 10) The developer is encouraged to investigate provision of a car-sharing scheme operating from the site.