

Committee Application

Development Management Report	
Application ID: LA04/2019/2279/F	Date of Committee: 21 October 2021
Proposal: Demolition of existing buildings on site and erection of 29 no. apartments across 4 buildings (4 no. apartments in Block No. 1, 8 no. apartments in Block 2, 8 no. apartments in Block 3 and 9 no. apartments in Block 4) with associated landscaping and car parking.	Location: Blocks 4, 5 and 6 Clonaver Drive, Belfast
Referral Route: Objections received - Proposal is for over 12 residential units	
Recommendation: APPROVAL	
Applicant Name and Address: Endeavour Investments 20-40 Mill Street Gilford Craigavon	Agent Name and Address: Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
<p>Executive Summary:</p> <p>The proposed development is for 'Demolition of existing buildings on site and erection of 29 no. apartments across 4 buildings (4 no. apartments in Block No. 1, 8 no. apartments in Block 2, 8 no. apartments in Block 3 and 9 no. apartments in Block 4) with associated landscaping and car parking (Amended Description and Drawings)'.</p> <p>36 representations have been received in relation to this proposed development. 30 of the representations object to the proposal, 5 are in support and 1 is non-committal.</p> <p>The site is undesignated whiteland within the BUAP and dBMAP.</p> <p>The key issues to consider are:</p> <ul style="list-style-type: none"> • Principle of residential use at this location • Scale, Massing and Design/ Impact on character of the area. • Access and parking. • Amenity Space Provision and Landscaping. • Impact on residential amenity. • Impact on existing trees and proposed landscaping. • Natural Environment / Ecology. • Contaminated Land. • Flooding and Drainage. • Sewage infrastructure. <p>The principle of residential development at this location is acceptable given the previous use and surrounding context. It is considered that the proposed development is generally respectful of the context and character of the locality. Furthermore, it is considered the pattern of development is generally in keeping with the overall character and environmental quality of this established residential area. The proposed development represents a higher density than that typically found in the surrounding area, however it is adjacent to and replaces an existing higher density development.</p>	

It is considered there is no unacceptable adverse impact on proposed or existing properties in terms of overlooking, loss of light, overshadowing or any other potential nuisance.

Adequate provision has been made for private and public open space within the proposed development, in accordance with the provisions of Creating Places. The proposal includes the removal of 14 trees and a group of scrub vegetation. Following consultation with the Tree and Landscaping officer, it is considered that the proposed landscaping helps to soften the visual impact of the proposed development and assists in its integration with the surrounding area.

The proposed development includes 31 in curtilage parking spaces across two specific areas. DFI Roads have provided comments on the proposed development and following amendments to the scheme, have no objection, subject to conditions.

Following consultation with the relevant bodies, there are no concerns raised in relation to flooding / drainage, sewage, contamination or ecology, subject to appropriate conditions.

Recommendation – APPROVAL SUBJECT TO CONDITIONS

It is considered that the proposed development complies with the tests of the Development Plan and retained planning policy, therefore recommendation is to approve subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.

Characteristics of the Site and Area

1.0 Description of Proposed Development

The proposed development is for 'Demolition of existing buildings on site and erection of 29 no. apartments across 4 buildings (4 no. apartments in Block No. 1, 8 no. apartments in Block 2, 8 no. apartments in Block 3 and 9 no. apartments in Block 4) with associated landscaping and car parking.

Block 1 is located on the northern portion of the site adjacent to Circular Road. This block is two storeys in height and finished in a mix of clay facing brick and render, with dark grey slate roof.

Block 2 and 3 are the middle blocks and are split level 2 and 3 storeys in height. The buildings are finished in clay facing brick, with grey zinc cladding on the upper level and dark grey slate roof.

Block 4 is located on the southern portion of the site (the highest part of the site) and is 3 storeys in height. This building is finished in clay facing brick, with grey zinc cladding on the upper level and dark grey slate roof.

There are two car parking areas proposed between Blocks 1 and 2 and between Blocks 3 and 4. The proposal also includes a large area of landscaped communal amenity space.





2.0 Description of Site

The application site is located within the urban limits of Belfast. The site is irregularly shaped and is bound on the eastern boundary by Norwood Court, on the northern boundary by Circular Road and on the western boundary by Clonaver Drive. The southern boundary is defined by a fence. The site rises steadily in a southerly direction from the Circular road boundary. The eastern portion of the site is defined by mature trees, which add to the visual amenity of the local area. There are three existing 2 storey buildings located on the site, that were previously in use as flats. These buildings have flat roofs and are finished in a mix of red brick and render.

The surrounding area is characterised primarily by residential development, in the form of semi detached and detached dwellings. However, the site itself has previously been used as flats and two adjacent sites to the north and south are in residential use with flats / apartments. Additionally, there is a relatively large Army Reserve centre located to the west of the site.



Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	<p>Z/2010/0168/F - Two new dwellings and landscaping – Lands North of 1 Norwood Court – Withdrawn 5/8/10.</p> <p>Z/2009/0220/F – Erection of 4 no. semi detached dwellings – Lands North of 1 Norwood Court – Withdrawn 15/6/09.</p> <p>Z/2001/0776/F - Change of house types to plots 2, 3 and 4, including the repositioning of house site 2. Previous application Z/2000/0866/RM – Lands at Norwood Court – Approved 25/5/01.</p> <p>Z/2000/0866/RM - Proposed housing development of 6 No houses - Lands at Norwood Court – Approved 17/1/01.</p> <p>Z/1999/0001 - Housing development (Renewal of Outline Permission) - Lands at Norwood Court – Approved.</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP)
4.2	Draft Belfast Metropolitan Plan 2015 (dBMAP)
4.3	<p>Strategic Planning Policy Statement (SPPS)</p> <p>PPS 2 Natural Heritage</p> <p>PPS 3 Access, Movement and Parking</p> <p>PPS 7 Quality Residential Environments</p> <p>PPS 7 Addendum - Safeguarding the character of established residential areas</p> <p>PPS 8 Open Space, Sport and Outdoor Recreation</p> <p>PPS 12 Housing in Settlements</p> <p>PPS 15 Planning and Flood Risk</p> <p>Creating Places</p> <p>DCAN 15 Vehicular Access Standards</p>
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection, subject to conditions.
5.2	NI Water - No objection.
5.3	NIEA – No objection, subject to conditions.
6.0	Non-Statutory Consultees Responses
6.1	BCC Environmental Health – No objection.
6.2	Rivers Agency – No objection.
6.3	BBC Tree and Landscaping Officer – No objection, subject to conditions.
7.0	Representations

7.1	36 representations have been received in relation to this proposed development. 30 of the representations are objections to the proposal, 5 are in support and 1 is non-committal.
7.2	<p>The objections raised the following issues:</p> <ul style="list-style-type: none"> • Issues with neighbour notification. • Issues raised regarding late notice of public meeting. • Proposed design / height / scale is out of character with surrounding area. • Proposal is out of keeping with the character and appearance of the area by virtue of siting, layout, form, scale, massing and design. • Proposal involves intensification of site usage and coverage. • Proposed buildings are bigger than the existing and will result in over dominance. • Proposal will result in overlooking and impact detrimentally on privacy. • Detrimental impact on sunlight. • Media suggests the proposed apartments will be aimed at retirees and downsizers, however there is no guarantee that that this will be the case. • Detrimental impact on traffic, congestion and parking. Proposal would prejudice the safety and convenience of road users. • Insufficient parking spaces are proposed within the proposed development. • Increase in parked cars will have a detrimental impact on accessibility of footpaths, e.g. prams, wheelchairs. • Issues raised with the submitted parking survey. • Car parking information should be re-assessed as it appears the two existing buildings to the south of the site will also be redeveloped. • Proposal will reduce accessibility for emergency vehicles, buses, army vehicles etc. • Assumption that occupants will rely more on walking and public transport is unsupported in the submitted documents. • Detrimental impact on property value. • Possible nuisance during construction phase. • Proposal will result in overdevelopment and increased density. • Proposed height will result in overshadowing. • Objector requested reassurance that no access from Norwood Court will be created. • Loss of mature green areas and detrimental impact on natural beauty of the area. • Clarification sought regarding landscaping proposals. • Greenery should be planted to connect the mature trees already in situ. Existing trees and shrubs should be retained. • The Council is requested to note previous covenants or conditions imposed and actively consider re-imposing such land management covenants upon any fresh development. • Proposed buildings are very close to the original boundary of the existing development site. • Detrimental impact on existing habitat. Objector enquires if an assessment of potential adverse environmental impact has been undertaken. • Site currently supports foxes and squirrels. Proposed development will impact upon the existing ecosystem. • Detrimental impact on bats.

<p>7.3</p> <p>7.4</p>	<ul style="list-style-type: none"> • Proposal will potentially exacerbate existing surface water drainage issues. Addition of more tarmac / concrete surfaces will accelerate run off. • Detrimental impact on sewage infrastructure. The entire sewage network in the area should be overhauled to cope with the current flood risk. Queries raised in relation to the sewage system contract and potential repairs. • Proposed amenity space is insufficient. • Detrimental impact on nearby Knockdene Park Conservation Area. • Proposed development will result in noise and general nuisance. • Road at the top of Norwood Court has shown signs of movement over a long period. Development has the potential to exacerbate this issue. • Any potential planning permission should give consideration to including energy efficient measures. • Electric car charging points should be provided. • Orientation of site and road means that the road will be icier in winter conditions as a result of the proposed development. • Issues raised regarding proposed boundary treatments. • Proposed development is detrimental to the character of the Area of townscape character (ATC). • Proposal should show more consideration of disability, particularly age related mobility and universal design. <p>The support stated the following:</p> <ul style="list-style-type: none"> • Proposed development is well considered and designed. • Support for landscape proposals. • Existing buildings attract anti social behaviour and are a potential fire risk. • Existing site suffers from fly tipping. • Proposed apartments are spacious with a quality layout. • Private amenity for apartments is beneficial. • Communal seating and lawn areas are welcomed. • Proposed development is very accessible with lifts in the 3 storey buildings. <p>The non-committal representation provided clarification from a neighbour that their previous issue regarding overlooking had been addressed.</p>
<p>8.0</p>	<p>Assessment</p>
<p>8.1</p> <p>8.2</p> <p>8.3</p> <p>8.4</p>	<p><u>Preliminary Matters</u></p> <p>Issues have been raised in relation to neighbour notification. The Council is content that neighbour notification has taken place, in accordance with Section 41 of the Planning Act (NI) 2011 and Article 8 of the Planning (General Development Procedure) Order (NI) 2015.</p> <p>Furthermore, issues were raised regarding the late notice of a public meeting in respect of the proposal. The Council did not organise nor attend this meeting, therefore this issue is not considered to be material.</p> <p>The site is not located within an Area of Townscape Character (ATC) as indicated by a number of objectors.</p> <p><u>Development Plan</u></p> <p>Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other</p>

	<p>material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise. The site is located within the urban area of Belfast. The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area with draft BMAP remaining a material consideration.</p>
8.5	<p>The site is located on undesignated whiteland within the BUAP and dBMAP within the settlement limits. The presumption is therefore in favour of development subject to the planning considerations discussed below.</p>
8.6	<p>Principle of Residential Use at this location</p> <p>The SPPS provides a regional framework of planning policy that will be taken account of in the preparation of Belfast City Council's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. The SPPS advises that within established residential areas, the proposed density of new housing development, together with its form, scale, massing and layout should respect local character and environmental quality as well as safeguarding the amenity of existing residents. The SPPS aims to promote more sustainable housing development within existing urban areas and places emphasis on increasing housing density within settlements. It also encourages sustainable forms of development, good design and balanced communities. The use of greenfield land for housing should be reduced and more urban housing should be accommodated through the recycling of land and buildings. The previous use on the site is residential and the site is located within a predominantly residential area. The site is not zoned for a particular land use. The proposal is therefore in keeping with this strategic aim of the SPPS.</p>
8.7	<p>Scale, Massing and Design/ Impact on character of the area.</p> <p>The proposal has been assessed against Policy QD1 of PPS7. As noted previously, the surrounding area is characterised primarily by residential development, in the form of semi-detached and detached dwellings. However, the site itself has previously been used as flats and two adjacent sites to the north and south are in residential use with flats / apartments.</p>
8.8	<p>Although the surrounding residential development is predominately 2 storey in height, it is considered that the proposed 3 storey elements (part of Blocks 2 and 3 and full extent of Block 4) are acceptable for a number of reasons. The buildings have a maximum ridge height of approximately 9.35 m, are well spaced and existing topography of the site means that the existing public road (and surrounding development) sits slightly higher than the site along the southern portion of the site, allowing Block 4 in particular to sit down within the site, relative to existing development. Furthermore, Blocks 2 and 3 step down sensitively with the existing topography.</p>
8.9	<p>The proposed development has been amended to address previous concerns regarding massing, materials, scale and appearance. It is considered that the amended proposal addresses the concerns with the 2 storey elements of Blocks 2 and 3 offering relief to the overall mass. Furthermore, the zinc cladding on the upper floor level ties with the dark grey slate roof to form a quality, attractive roofscape. Block 1 has been amended to ensure a more domestic scale and appearance, particularly when viewed from Circular Road, allowing the building to blend in with the</p>

	existing surrounding development. It is considered that design of the proposed development draws upon the best local traditions of forms, materials and detailing.
8.10	It is not considered that the proposed development will have a detrimental impact on Knockdene Conservation area, located approximately 1500 metres to the south east of the application site. The site is not designated, nor is it in close proximity to any designated sites such as ATCs or Conservation areas.
8.11	For the reasons outlined above, it is considered that the proposed development is generally respectful of the surrounding context and character of the immediate locality. Furthermore, it is considered the pattern of development is generally in keeping with the overall character and environmental quality of the established residential area and therefore in accordance with PPS7.
8.12	The density of the proposed development equates to approximately 48 dwellings per Hectare. The 3 existing blocks of flats on the site have a density of approximately 66 dwellings per Hectare, therefore the proposed density is significantly lower than that existing. The existing blocks are currently vacant. It is noted that there are 3 blocks located immediately to the south of the application site, which exhibit a similar density to the existing buildings. The surrounding streets are characterised primarily by semi-detached and detached dwellings with a lower residential density. For example, the nearby Clonaver Park and Clonaver Crescent North have typical densities of approximately 30-35 dwellings per Hectare and Norwood Court, with its detached dwellings and larger plots, has a density of approximately 17 dwellings per Hectare.
8.13	In summary, there is a mix of densities exhibited within the area. The proposed development represents a higher density than that typically found in the surrounding area, however it is adjacent to and replaces an existing higher density development. On balance, it is considered that the proposed density is acceptable.
	The proposed apartments are generously sized and there is no conflict with the space standards, as set out in Annex 1 of PPS 7 Addendum.
8.14	<p>Impact on Residential Amenity</p> <p>The proposal has been assessed against Policy QD1 of PPS7. It is considered the proposed design and layout does not create conflict with adjacent land uses.</p>
8.15	The objections raised issues in relation to overlooking, privacy, light and shadow. With regard to overlooking, Block 4 is 3 storeys in height, whilst Blocks 2 and 3 are split level 2/3 storey in height. Although Block 4 is 3 storeys, the topography of the site allows the building to sit comfortably below the existing road level, hence the balcony on the roadside elevation sits approximately 3.8 m above the road level. The nearest dwelling at No. 34 Clonaver Park is approximately 25.5 m from this block. The 3 rd storey balconies of Blocks 2 and 3 sit approximately 19 m and 22 m respectively from the nearest dwellings at Clonaver Court North. The dwellings at Clonaver Court North are orientated with gable elevations facing the proposed development, however there are gable windows in both adjacent dwellings. Despite this, it is considered, on balance, that the separation distance is sufficient within this suburban context. There are no overlooking concerns with Block 1, nor are there any issues between proposed blocks / apartments.
8.16	The proposed apartment buildings are generously spaced and there is ample amenity space and separation distance from surrounding buildings. Consequently, there are no concerns regarding impact of natural light, overshadowing or outlook.

8.17	<p>Amenity Space Provision & Landscaping</p> <p>The proposal has been assessed against Policies QD1 of PPS7 and OS2 of PPS8.. The overall amenity space, including landscaped areas, equates to approximately 3000 sq m, whilst the provision of landscaped gardens totals approximately 699 sq m. In addition, all apartments have private balconies or patio areas providing additional amenity space. Policy OS2 of PPS 8 states that in proposals for 25 units or more the level of communal amenity provision should be greater than 10% of the site area. The area of the site is 0.6Ha therefore the level of communal open space should be at least 600 square metres. The provision is therefore well in excess of this, and therefore complies with policy.</p>
8.18	<p>Impact on Existing Trees and Landscaping</p> <p>The proposal includes the removal of 14 trees and part of a group of self seeded scrub vegetation. The number of trees proposed for removal has been reduced following amendments to the scheme. Proposed retaining walls have also been moved away from any existing trees to be retained, thereby reducing any impact on root systems. Tree retention shall be conditioned to ensure the character of the site is maintained and visually significant trees remain. A mix of native species deciduous and coniferous trees are proposed at heavy standard to semi mature at the time of planting. The proposed landscaping will assist screening / integration and will contribute to visual amenity. Furthermore, a long term landscape maintenance and management plan was submitted along with the proposal.</p>
8.19	<p>Following consultation with the Tree and Landscaping officer (TLO) and amendments to the proposal, it is considered that the proposed landscaping helps to soften the visual impact of the proposed development and assists in its integration with the surrounding area.</p>
8.20	<p><u>Boundary treatments</u></p> <p>The proposed boundary treatments include low brick walls with railings along the Clonaver Drive and Circular Road elevations. The Norwood Court boundary treatment is defined by a 1.8 metre timber fence. Objections were received in relation to this boundary treatment. The surrounding area is characterised by several boundary types, including bricks walls, hedgerows, timber fences etc. The application site is not located within a protected area and timber fences are generally an acceptable boundary within a suburban context such as this, therefore the proposed boundary is considered acceptable.</p>
8.21	<p><u>Crime / Antisocial behaviour</u></p> <p>The proposed areas of open space, pedestrian routes and cycle parking areas benefit from passive surveillance from the proposed apartments, therefore there are no concerns with regard to crime and antisocial behaviour.</p>
8.22	<p>Access & Parking</p> <p>The proposed development includes 2 areas of parking, accessed directly from Clonaver Drive. The total in-curtilage parking provision equates to 31 spaces, including 29 unassigned spaces and 2 visitors spaces, on a ratio of 1 space for every apartment. In addition, 55 on street parking spaces are proposed within the surrounding area. As noted previously, objection was raised from a number of properties in relation to parking. DFI Roads have provided comments on the proposed development and following amendments to the scheme, have no objection, subject to conditions.</p>
8.23	<p><u>Movement pattern / local facilities</u></p>

8.24	<p>The proposed development does not require the provision of local neighbourhood facilities, however the site provides easy access for vehicles, pedestrians and cyclists to nearby amenities and public transport facilities. The Hollywood road is located approximately 170 metres to the east of the site.</p> <p>Level access is provided to and there is a lift contained within each individual apartment block, therefore the proposed development is accessible to people whose mobility is impaired.</p>
8.25	<p>Natural Environment / Ecology</p> <p>The proposal has been assessed against PPS2 and Policy QD1 of PPS7. Ecological information was submitted in support of the proposed development, specifically Biodiversity checklist, bat emergence survey, Japanese knotweed and snowberry management plan and tree / landscaping information. NIEA Natural Environment Division (NED) are content with the methodology and findings of the Bat Emergence Survey and note that recommendations are made with respect to lighting. NED advises that care is taken during the felling of any tree with potential bat roosting features. In addition, NED are content with the invasive species management proposals detailed in the Japanese Knotweed and Snowberry Management Plan.</p>
8.26	<p>NED note that ecological surveys have not been carried out on the interior of the buildings and would highlight that the buildings may host the nests of wild birds such as swallow or swift. Consequently, demolition and vegetation clearance should not be carried out during the bird breeding season unless an appropriate survey has been carried out.</p>
8.27	<p>Contaminated Land</p> <p>NIEA Regulation Unit (RU) advise there are no significant records of previously contaminating land uses on the application site or in the adjacent area, however they have provided conditions in the event that contamination or potential risks are encountered during construction.</p>
8.28	<p>Flooding and Drainage</p> <p>A Drainage Assessment was submitted in support of the proposal, in accordance with Policy FLD 3 of PPS 15. Rivers Agency provided comment on the DA and advised they have no objections to the proposed development.</p>
8.29	<p>Sewage infrastructure</p> <p>NI Water (NIW) have advised that there is available capacity within the existing sewage network to facilitate the proposal.</p>
9.0	<p>Summary of Recommendation: APPROVAL</p> <p>9.1 It is considered that the proposed development is generally respectful of the surrounding context and character of the immediate locality. Furthermore, it is considered the pattern of development is generally in keeping with the overall character and environmental quality of the established residential area.</p> <p>9.2 DFI Roads have provided comments on the proposed development, including access and car parking. Following amendments to the scheme, DFI Roads have no objection, subject to conditions.</p> <p>9.3 It is considered there is no unacceptable adverse impact on proposed or existing properties in terms of overlooking, loss of light, overshadowing or any other potential nuisance.</p>

9.4	It is also considered the proposed development complies with planning policy in relation to amenity space provision, flooding / drainage, sewage infrastructure, landscaping and ecology.
9.5	It is considered that the proposed development complies with the Development Plan and retained planning policy, therefore recommendation is to approve, subject to conditions. It is recommended that the application is approved subject to conditions with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions.
10.0	Conditions
10.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
10.2	<p>The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with drawing No.03F uploaded to the Planning Portal 24th August 2021, prior to the occupation of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.3	<p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.4	<p>Any existing street furniture or landscaping within the visibility splays as conditioned above shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.5	<p>The vehicular accesses hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of the Department for Infrastructure.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
10.6	<p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.03F uploaded to the Planning Portal 24th August 2021 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p>

	<p>Reason: To ensure adequate provision has been made for parking within the site.</p>
<p>10.7</p>	<p>The development hereby permitted shall not be occupied until sheltered cycle parking facilities have been provided.</p>
	<p>Reason: To promote the use of alternative modes of transport in accordance with sustainable transportation principles.</p>
<p>10.8</p>	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable. In the event of unacceptable risks being identified, a Remediation Strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction. This strategy should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable.</p>
	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
<p>10.9</p>	<p>After completing the remediation works under Condition 8 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or the Land Contamination: Risk Management (LCRM) guidance, as applicable. The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p>
	<p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
<p>10.10</p>	<p>No demolition of buildings or clearance of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.</p>
	<p>Reason: To protect breeding birds.</p>
<p>10.11</p>	<p>All existing trees on the site with the exception of those identified for felling on approved Drawing No. 17E uploaded to the Planning portal on 24th August 2021, shall be permanently retained. No retained tree shall be cut down, uprooted or destroyed or have its roots disturbed within the root protection area nor shall arboriculture work or tree surgery take place without the written consent of the Council.</p>
	<p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>

<p>10.12</p>	<p>If any retained tree is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as specified in writing by the Council.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees.</p>
<p>10.13</p>	<p>No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until tree protection measures for all trees to be retained have been put in place in accordance with recommendations in the Arbor Consulting Arboricultural Impact Assessment dated 30 April 2019 and bearing the Council's date stamp 17 September 2019. These protection measures shall remain in place until the construction works hereby approved are complete and all plant and machinery has been removed from the site. Within the fenced area no activities associated with building operations shall take place, no storage of materials, and the ground levels within those areas shall not be altered.</p> <p>Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development works to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.</p>
<p>10.14</p>	<p>All proposed landscaping and planting works shall be carried out in accordance with the approved details on approved Drawing No. 18C uploaded to the Planning portal on 24th August 2021. The works shall be carried out prior to the occupation of the development hereby approved or within the first available planting season after occupation, whatever is the sooner or unless otherwise agreed in writing by the Council.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
<p>10.15</p>	<p>All soft landscaping shall be managed and maintained in accordance with the Park Hood 'Landscape Management and Maintenance Plan' dated May 2019 / Project No. 6609 and bearing the Council's date stamp 17 September 2019.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
<p>10.16</p>	<p>Any new trees or plants that are dead or dying, removed or are seriously damaged within five years of being planted shall be replaced within next planting season with others of a similar size and species, unless the Council gives written consent to any variation.</p> <p>Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members:</p>	