

PLANNING APPLICATION NUMBER:P14/1821

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Clubhire Limited
Location:	SITE OF FORMER DUNCAN EDWARDS PUBLIC HOUSE, PRIORY ROAD, DUDLEY, DY1 4EH
Proposal	HYBRID APPLICATION FOR PART A: ERECTION OF 3 NO. RETAIL UNITS WITH CAR PARKING AND ASSOCIATED WORKS. PART B: OUTLINE APPLICATION FOR ERECTION OF 12 NO. DWELLINGS (ACCESS AND LAYOUT TO BE CONSIDERED)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is approximately 0.46 hectares in area and previously contained the Duncan Edwards PH, parking, gardens and a bowling green at the rear. The public house is now demolished and the site is overgrown with vegetation and fenced off with mesh style security fencing.
2. The site frontage is relatively level though there is a retaining wall running north to south through the site and thus the west side of the site is approximately 1m higher than the east side.
3. The site borders three road frontages (Priory Road, Limes Road and Maple Road) and the immediate area is residential in nature interspersed by retail shops. To the north the site adjoins a side/rear garden in Maple Road and a side driveway/rear amenity area for an empty shop on Priory Road. The empty shop is one of a row of four premises on Priory Road comprising the empty shop, a hairdressers and a pharmacy. To the west is a line of residential properties in Maple Road, to the south residential properties along Limes Road and a charity shop at the corner of Priory Road and Limes Road. To the east of the site are a

line of residential properties along Priory Road and a retail convenience shop facing the site at the corner of Priory Road and Woodland Avenue. To the south east is Priory Park.

PROPOSAL

4. This is a hybrid planning application that is made up of two separate elements. Part A is a full planning application for the erection of 3 No. retail units with car parking and associated works and Part B is an outline application for the erection of 12 dwellings (access and layout to be considered). The application effectively replicates and combines two previous approvals at this site (P11/0279 & P11/1148) which have expired.

Part A: Retail Units

5. Part A is identical to the previous approval, P11/0279, and would effectively renew the permission for the retail units. The scheme is for the erection of a retail development of 512m², consisting of three units. The largest unit (372m²) is proposed to be used as a convenience food store (A1), together with two smaller A1 retail units. The end user of these is not known.
6. The proposed building would have a single storey of ground floor accommodation, although its scale would be greater than a domestic single storey building.
7. The building would be finished in brick with the elevations to Limes Road and Priory Road punctured by large window openings with canopy detailing to parts of the building. The building would respect the established building line to Priory Road.
8. A dual parking and servicing area is proposed to the rear, with the entrance from Limes Road, and an exit onto Priory Road. A total of 26 spaces are proposed, including disabled parking.

Part B: Housing Development (Outline)

9. Part B is identical to the previous approval, P11/1148, and would effectively renew the permission for the housing scheme. The scheme seeks outline approval with access and layout to be considered at this stage for the erection of 12 residential units. Scale, appearance and landscaping are reserved for future consideration.
10. The residential units would be located on the existing building line along Maple Road and arranged in 6 No. semi-detached pairings. The footprints of the units would measure 5.3 metres in width (spanning 10.6 metres across the semi-detached pairing) and 8.4 metres in depth. The units would be served by either frontage parking or tandem parking to the side. All the units would benefit from both landscape frontages and rear amenity space while the layout of the site would mimic the settlement pattern of the existing residential units found along this aspect of Maple Road. The two trees to the south of the site are also proposed to be retained.
11. The application is accompanied by a design and access statement, a planning statement, transport statement, an ecological assessment and an arboriculture survey.

HISTORY

12.

APPLICATION No.	PROPOSAL	DECISION	DATE
P11/0279	Erection of 3 No. retail units with car parking and associated works	Granted	03/06/11
P11/1148	Outline application for erection of 12 no. dwellings (access and layout to be considered)	Granted	01/11/11

PUBLIC CONSULTATION

13. The application was advertised by way of neighbour notification to 66 properties, site notice and press notice and the public consultation time expired on 19 January 2015. One objection has been received from the owner of a convenience store that does not raise any specific concerns, but raises non-material issues of competition.

OTHER CONSULTATION

14. Group Engineer (Highways) – No objections subject to conditions relating to a formal marked out parking and servicing area, cycle/shower facilities, provision of vehicular access points and the repositioning of the bus shelter and tactile paving.

15. Head of Environmental Safety and Health – No objections subject to conditions relating to the opening and delivery hours, acoustic fencing and a noise level limit condition relating to fixed plant and/or machinery.

16. West Midland Fire Service – No objections

17. West Midlands Police – No objections

RELEVANT PLANNING POLICY

18. National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions, but does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.

19. Black Country Core Strategy (2011)

- CSP1 The Growth Network
- CSP3 Environmental Infrastructure
- CSP4 Place Making
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- HOU3 Delivering Affordable Housing
- DEL1 Infrastructure Provision
- ENV7 Renewable Energy
- TRAN2 Managing Transport Impacts of New Development
- TRAN4 Creating Coherent Networks for Cycle and for Walking
- ENV1 Nature Conservation
- ENV3 Design Quality
- ENV4 Canals
- ENV8 Air Quality

20. Saved Dudley Unitary Development Plan (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- EP1 Incompatible Land Uses
- EP7 Noise Pollution
- NC1 Biodiversity
- UR9 Contaminated Land
- UR10 Unstable Land

21. Supplementary Planning Document

New Housing Development – A Guide to Establishing Urban Context
Parking Standards
Planning Obligations
Nature Conservation

ASSESSMENT

22. The main issues for consideration in this application are as follows:

- Principle
- Layout/Residential Amenity
- Design
- Access and Parking
- Ecology
- Planning Obligations
- Other Issues

Principle

23. The principle of the mixed use retail and residential redevelopment of this long vacant site was established under previous permissions P11/0279 (retail component, approved June 2011) and P11/1148 (residential component,

approved November 2011). The current application would 'reaffirm' these two earlier permissions and there has been no material change to the policy framework of the Black Country Core Strategy since previous consideration and approval with no objections to the principle of this mixed use scheme.

Residential Amenity

Part A: Retail Units

24. The proposed retail site is located adjacent to an existing row of commercial properties which have residential accommodation above and within a wider locality of residential housing. Whilst there is some limited potential for existing residential properties to be adversely affected by noise arising from the proposed use, at this stage the end use of the retail units, apart from a general A1 use, is not known so it will be necessary to impose limits on opening hours that would be appropriate for most retail operations relative to both the proposed dwellings and existing dwellings in the locality. As such, measures will need to be taken and conditions imposed to minimise impacts and protect amenity. The opening and delivery hours would need to be limited to ensure that disturbance to residents does not occur at particularly sensitive times early in the mornings or late in the evenings. Furthermore, to ensure the noise from deliveries and general use of the car park has minimal impact a suitably sized acoustic fence would be required along the rear boundary of the site. The application indicates this on the street scene plan but no height is specified, however, it appears to be approximately 4 metres from the ground level of the retail part of the site.
25. Although the plans indicate that all plant will be roof mounted and screened by a parapet wall a noise level limit condition will also be required to ensure that any noise arising does not impact negatively on the pre-existing noise climate of the area.
26. The separation distance between the building and the nearest neighbours is considered to be adequate in terms of light and privacy. For example the houses on the far side of Priory Road would be 30m away, and the houses to Maple

Road would be at least 50m away. The house on the corner of Limes Road would be around 30m away from the nearest part of the proposed retail building.

27. There are no objections raised by the Head of Environmental Health and Trading Standards provided relevant conditions are included in any planning approval.

Part B: Housing Development (Outline)

28. The area is characterised by inter-war semi-detached and terraced dwellings with varying plot widths and depths. Dwellings are characterised by a defined building line, with off street parking to the frontage and enclosed rear private gardens.
29. The layout of the proposed development has been articulated to front Maple Road and to relate to the group of dwellings opposite. The proposed 12 dwellings would be arranged as 6 semi-detached pairings set back from Maple Road. Plots 1 and 2 have been arranged in a layout to address the corner of the application site at the junction of Limes Road and Maple Road in a manner typical of the pattern of existing residential developments in the area.
30. The dwellings would be arranged with front forecourts or gardens and private rear gardens with paved and landscaped areas, boundary treatments to ensure privacy and protection of amenity and independent pedestrian access. Parking spaces would be arranged in a mix of layouts, determined by the requirement of two off street parking spaces for each dwelling, whilst acknowledging the preference for cars not to dominate the frontages and paying due regard to the need to ensure minimal impact on the roots of the existing mature Plane Trees within the pavement. The dwellings would be arranged to provide overlooking from habitable room windows to provide natural surveillance to the parking areas and the secure routes leading to the rear private gardens. The scheme would result in a form of development that reflects the character and context of the surrounding area in accordance with Saved Policies DD1 (Urban Design) and

DD4 (Development in Residential Areas) of the Dudley Unitary Development Plan and the New Housing Development Supplementary Planning Document.

31. The rear of the site would adjoin the retail scheme and the rear building line of the proposed dwellings would be sited some 22 metres from the retail parade building, which due to the topographical levels falling from west to east, the proposed dwellings would occupy an elevated position relative to the retail development. Furthermore the separation distance would ensure that amenity would not be prejudiced and this would be further enhanced by the requirement by condition under the retail scheme, upon commencement, to install an acoustic fence along the rear boundary with the application site to mitigate against potential noise pollution arising from the retail development and also to protect visual amenity and the privacy of the proposed rear gardens.

32. The relationship between the proposed and existing properties would maintain appropriate separation distances between new and existing dwellings. The proposed sites topographical level would also ensure greater privacy between the new and existing properties. There are no objections to the layout from a planning viewpoint in accordance with saved policies DD1 and DD4.

Design

Part A: Retail Units

33. The application site was last used as a public house, although the original inter war building, with a large set back has now been cleared. The design of the proposed building consists of large single storey building, which follows the established building line to Priory Road. The main facing material would be brick, but unlike its nearby neighbours, it would have a flat roof.

34. The proposed building is of a modernist design, with its key features being the large windows onto the Priory Road and Limes Road frontages.

35. The design of the building is considered to be appropriate in terms of scale and proposed materials. The use of the large windows helps to break up the building and provides some interest to the elevation. The splayed corner on to Limes Road, replicates a feature often found on inter war buildings when turning corners, and again adds some interest to the building.

Part B: Housing Development (Outline)

36. The design of the dwellings, which is indicative, is considered to be acceptable and demonstrates that the site could be developed in a manner which would be acceptable. The indicative plans show two storey dwellings with brickwork to the ground floor elevations of the proposed dwellings with render to the first floor elevations with either pitched or hipped roofs. This is considered to be acceptable and in keeping with the surrounding scale, built form and materials of the surrounding inter-war housing stock.

Access and Parking

Part A: Retail Units

37. Access through the site is by way of a one system with the entrance from Limes Road, and exit onto Priory Road. The through access incorporates an area for 26 on site spaces and is also to be used for off road servicing, with the proposed units having doors in their rear elevations to facilitate this. There are no highway objections subject to conditions relating to a formal marked out parking and servicing area, cycle/shower facilities, provision of vehicular access points and the repositioning of the bus shelter and tactile paving.

Part B: Housing Development (Outline)

38. The development would be predominantly served by frontage access from Maple Road with Plot 1 served by frontage access from Limes Road only. Parking spaces would be overlooked from habitable room windows of the respective proposed dwellings and would be arranged in a mix of layouts, to either the forecourt or in tandem form and determined by the requirement of 2 No. off street parking spaces for each dwelling. There are no highway objections

subject to conditions relating to the provision of the parking area and electric vehicle charging points.

Ecology

39. A nature conservation assessment has been submitted with the application. The site is part of the bat migration route between Priory Park and Wrens Nest Nature Reserve, therefore it is important for light pollution to be kept to a minimum and linear tree cover (especially east-west along Limes Road and its environs) maximised as much as possible. Mixed native hedgerows should also be maximised to aid migration of bats and to replace scrub lost through the proposal. This can be controlled through condition.

Planning Obligations

40. Black Country Core Strategy Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
41. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
42. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development;
 - (c) fairly and reasonably related in scale and kind to the development.

43. Following consideration of the above tests the following planning obligations are required for this application:

On-Site Provision (to be secured by condition)

Public Art

Nature Conservation

Economic and Community Development Statement

Environmental Protection – Provision of external charging points

44. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.

45. This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.

Other Issues

New Home Bonus

46. Clause (124) of the Localism Act states that local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application.

47. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.

48. The Bonus provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes

are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

49. This proposal would provide an additional 12 dwellings generating a grant of 12 times the national average council tax for the relevant bands per annum for 6 years. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

50. The mixed redevelopment of the site is acceptable and the scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The layout would provide a legible form of development that has addressed the movement of people and vehicles through the development and that defines public and private space. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The scheme as proposed therefore accords with the relevant Policy criteria.

RECOMMENDATION

51. It is recommended that the application be APPROVED subject to the following conditions

Conditions and/or reasons:

1. Part A: Retail Units

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

2. No part of the development hereby permitted shall be commenced until detailed plans and sections showing existing site levels and finished floor levels building have been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be carried out as approved.

3. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
4. The shop units hereby approved shall be laid out in accordance with the approved plans, and shall not be combined unless otherwise agreed in writing by the Local Planning Authority.
5. None of the development hereby approved shall be first commenced until plans showing the repositioning of the bus shelter outside of the visibility splay have been submitted to and approved in writing by the Local Planning Authority. The shelter shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
6. No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen), before the hours of 0700 or after 2000 Monday to Saturday, or before 1000 or after 2000 on Sundays and Public Holidays.
7. Notwithstanding the details submitted with the application, none of the development hereby approved shall be first commenced until plans showing the provision of on cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The tactile paving shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
8. None of the development hereby approved shall be first commenced until plans showing the construction of the vehicular access points from both Limes road and Priory Road have been submitted to and approved in writing by the Local Planning Authority. The vehicular access points from both Limes road and Priory Road shall be constructed in accordance with the approved details, and the development shall not be first occupied until these works have been carried out in accordance with the approved plans.
9. The development hereby approved shall not be first occupied until the parking and servicing area has been provided in accordance with the approved plans. The parking and servicing area shall be maintained for the lifetime of the development.
10. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed before the first occupation of any part of the development and maintained for the lifetime of the development.

11. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following the first occupation of any part of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

12. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along northern and western most boundaries of the site of minimum height of 4 metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by, the Local Planning Authority.

All works which form part of the approved scheme shall be completed the approved use commences.

The barrier shall be retained throughout the life of the development.

13. The rating level of noise emitted from any fixed plant and/or machinery associated with the development shall not exceed background noise levels by more than 5dB(A) between the hours of 0700-2300 (taken as a 60 minute LA90 at the nearest noise sensitive premises) and shall not exceed the background noise level between 2300-0700 (taken as a 15 minute LA90 at the nearest noise sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest noise sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest noise sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

14. The retail units shall not be open to the public before the hours of 0700 nor after 2200 Monday to Sunday.

15. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:

- a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.
 - d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.
16. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:
- Implementation, supervision and monitoring of the approved Tree Protection Plan.
 - Implementation, supervision and monitoring of the approved Treework Specification.
 - Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
 - Timing and phasing of arboricultural works in relation to the approved development.
17. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term

retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

18. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using "no-dig" techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
19. The development hereby permitted shall be carried out in accordance with the following approved plans: K55 (90)04, K55 (PL)12, K55 (PL)15, K55 (PL)14 and the lighting details.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no development covered by Part 42 Class A or Class B of Schedule 2 to that Order shall be carried out without planning permission granted by the Local Planning Authority.
21. No mezzanine shall be inserted into any of the units without the express grant of planning permission.
22. No development shall commence until details of on one way site traffic management, (including details of signage) and markings have been submitted to and approved in writing by the Local Planning Authority. The on site traffic management shall thereafter be provided in accordance with the approved details and shall be put in place prior to the first occupation of any part of the development. The on site traffic management shall thereafter be retained and maintained for the life of the development.
23. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
24. No development shall commence until details for the relocation of the tactile paving due to the provision of the new vehicular access have been submitted to and approved in writing by the Local Planning Authority. The tactile paving shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
25. Part B: Housing Development (Outline)
Approval of the details of the scale and external appearance of the building(s), and the landscaping of the site (hereafter called the ('reserved matters')) shall be obtained from the Local Planning Authority before any development is begun.

26. Application for reserved matters approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
27. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
28. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
29. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

30. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed before the first occupation of any part of the development.

31. Tree Protection Plan

No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:

- a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
- b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
- c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.
- d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

32. Arboricultural Method Statement

No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

- Implementation, supervision and monitoring of the approved Tree Protection Plan.
- Implementation, supervision and monitoring of the approved Treework Specification.
- Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
- Timing and phasing of arboricultural works in relation to the approved development.

33. Treework Specification

No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction

machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

34. Trees – Excavations

All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees'

35. Trees - Service/drainage layout

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

36. Trees – Pathway / Parking Area Construction

No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using "no-dig" techniques incorporating appropriate surfaces to avoid damage to trees

37. Prior to first occupation of the dwelling, the means of access and parking areas will be provided in accordance with the approved details and graded, levelled, surfaced, drained and marked out. These areas will be maintained for no other purpose for the life of the development.

38. The development hereby approved shall not be first commenced until details of the nature conservation enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The nature conservation enhancements shall thereafter be retained and maintained for the life of the development.

39. The development hereby approved shall not be first commenced until details of the public art enhancement to the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The public art enhancement shall thereafter be retained and maintained for the life of the development.
40. Economic and Community Development Benefits
A scheme produced in partnership with the Council shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the council's Planning Obligations Supplementary Planning Document. The scheme shall be submitted to and approved by the Local Planning Authority prior to commencement of development.
41. The development hereby permitted shall be carried out in accordance with the following approved plans: K55 (90)04, K55 (PL)12, KL (PL)13 and K55 (PL)15.
42. Outside lighting
Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance "Bats and lighting in the UK". It should be close to the ground and directed downwards. It should be activated by a timed sensor with a low movement sensitivity, so as not to be triggered by wildlife. A plan detailing outside lighting shall be submitted to and approved in writing by the Local Planning Authority before any works proceed. All works must be carried out in accordance with the approved plan and retained throughout the lifetime of the development.
43. Ecological landscape plan
An Ecological Landscape Plan (including establishment and maintenance programme), taking into account appropriate mitigation and enhancement works for nature conservation, should be submitted to and approved in writing by the Council's Ecological Advisors before any work commences. All works must be carried out in accordance with the approved plans and programmes and retained throughout the lifetime of the development. These plans should ensure bat migration across the site is maintained via native tree and shrub cover. The level of mitigation provision must be to neutralise harm and enhancement must be carried out onsite in accordance with the Planning Obligations Supplementary Planning Document.
44. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
45. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

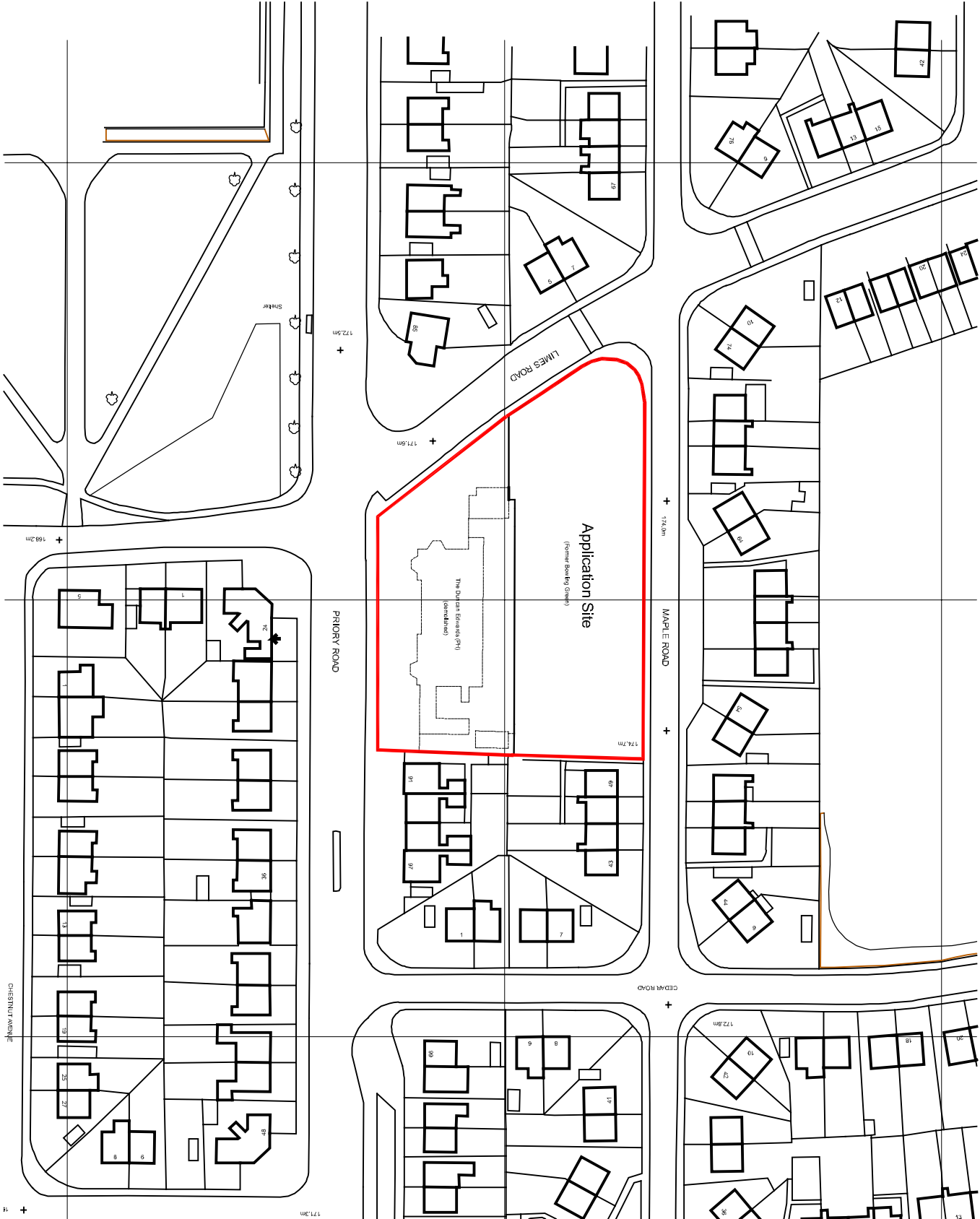
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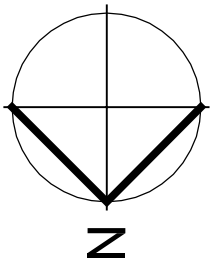
CDM Design Risk Assessment

Refer to Risk Assessment Health and Safety Plan
The following particular risks have been identified:

Notes:



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Planning

Redevelopment,
Priory Road, Dudley
For Clubhite Ltd

Location Plan

project no.	draw no.	rev.
K55	(90)04	-
scale	date	by
1:1250 @ A3	May 2014	TJR

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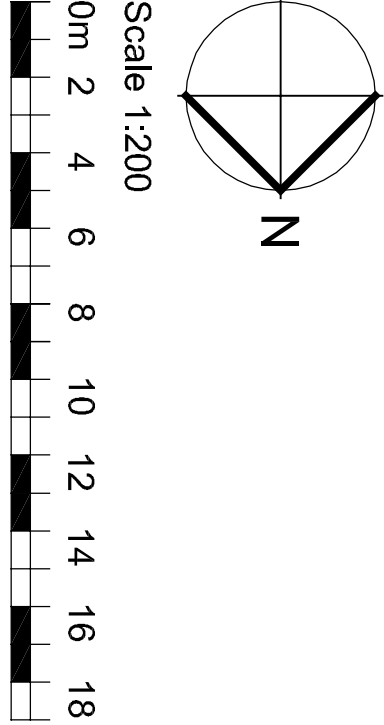
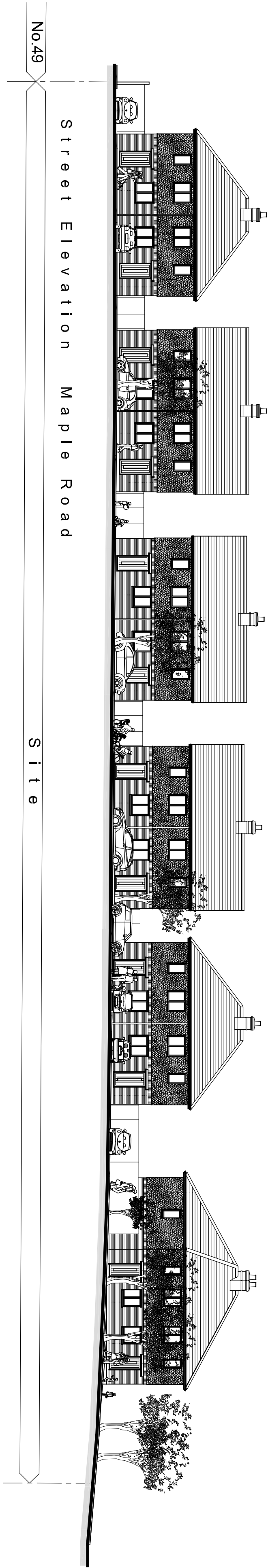
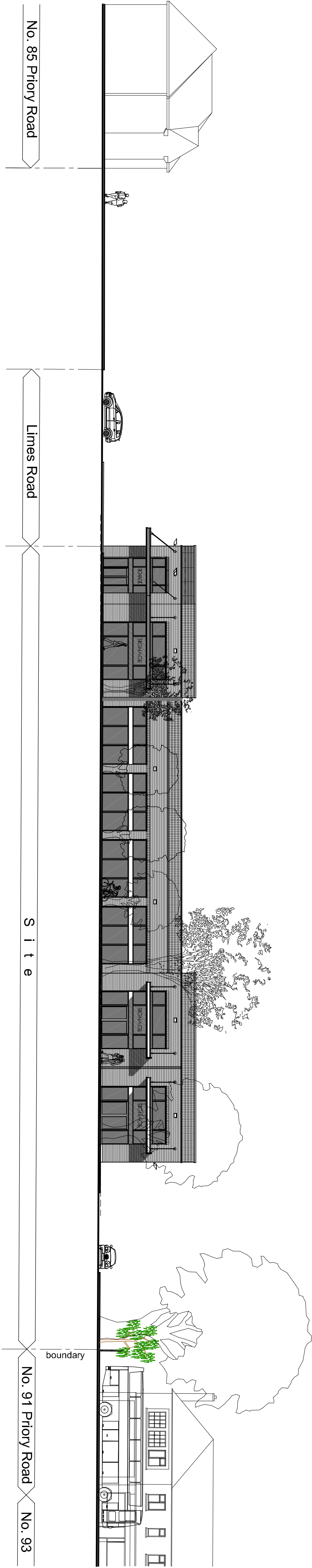
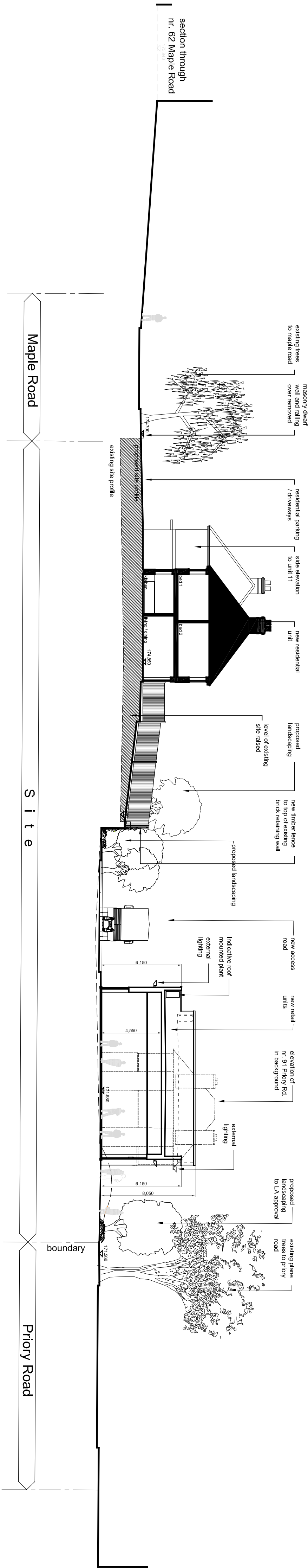
CDM Design Risk Assessment

Refer to Risk Assessments/Health and Safety Plan

The following particular risks have been identified:

-

Notes:



Planning

Redevelopment
Priory Road, Dudley
for Clubhite Limited.

Section A:A
and Street Scene

project no.

fig. no.

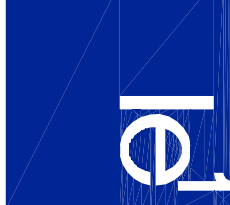
rev.

K55 (PL)15

scale 1:200 @ A1

date May 2014

ref TJR



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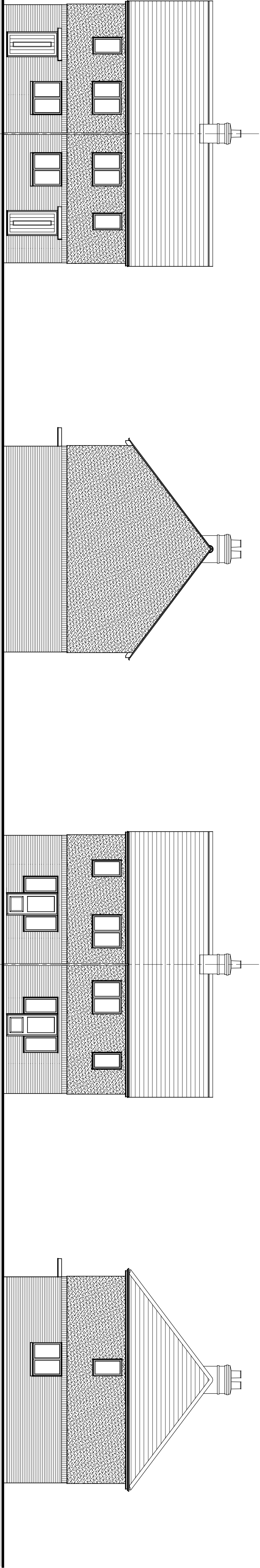
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CDM Design Risk Assessment

Refer to Risk Assessments/Health and Safety Plan

The following particular risks have been identified:

Notes:

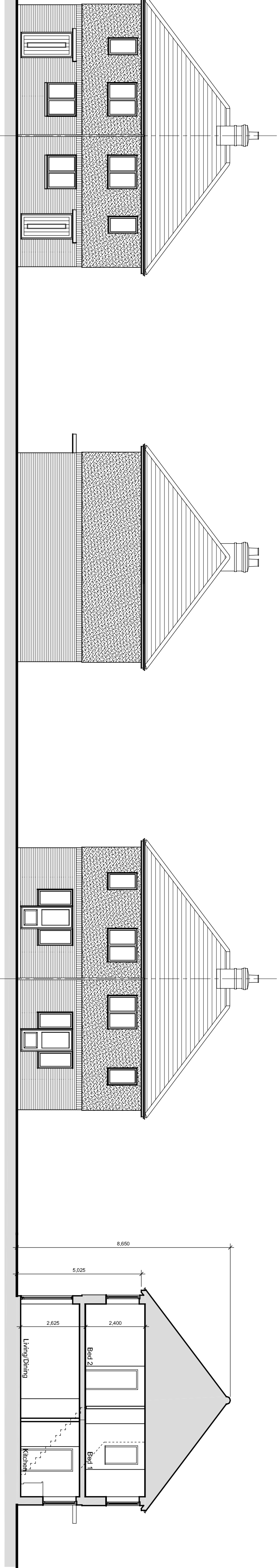


Front
Units 5 / 6 / 7 / 8 / 9 / 10

Side
Units 5 / 6 / 7 / 8 / 9 / 10

Garden
Units 5 / 6 / 7 / 8 / 9 / 10

Side - units 1 & 2 only

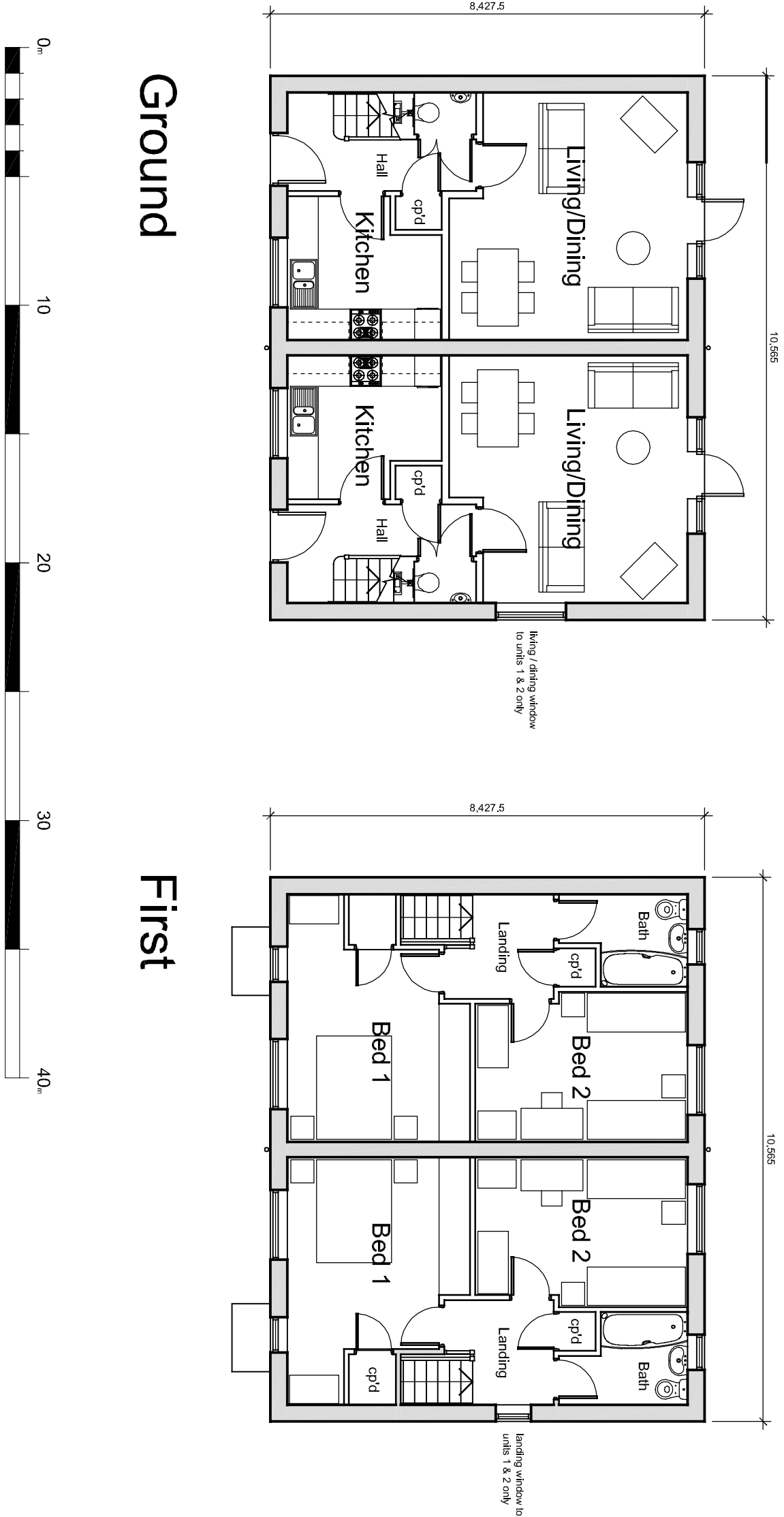


Front
Units 1 / 2 / 3 / 4 / 11 / 12

Side
Units 3 / 4 / 11 / 12

Garden
Units 1 / 2 / 3 / 4 / 11 / 12

Typical Section



Ground

First



Planning

Redevelopment
Priory Road, Dudley
For Clubhire Ltd

Indicative House Type:
Plans / Elevations / Section

Project no. dfg. no. rev.
K55 **(PL)13**

Scale date © ref
1:200 @ A1 May 2014 TJR

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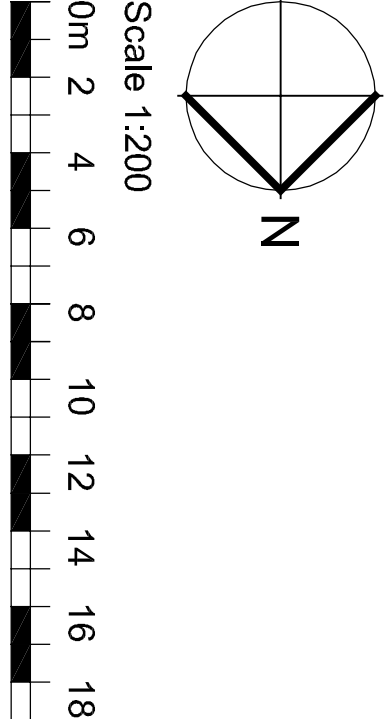
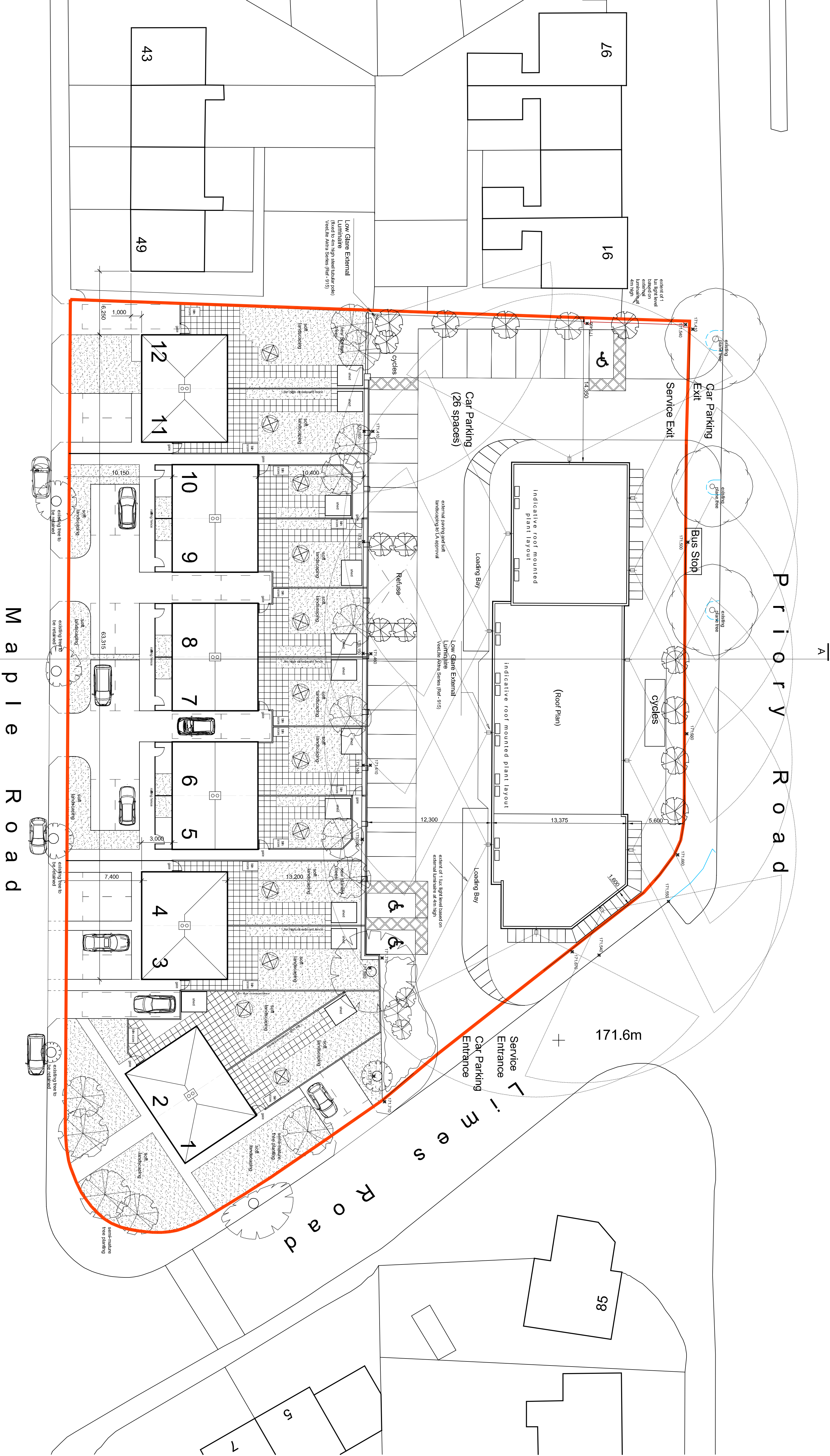
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CDM Design Risk Assessment

Refer to Risk Assessments/Health and Safety Plan

The following particular risks have been identified:

Notes:

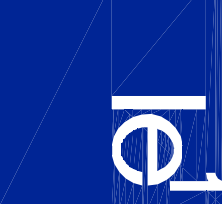


Planning

Redevelopment
Priory Road, Dudley
for Clubhite Limited.

Proposed Roof / Block Plan.

project no.	dtg. no.	rev.
K55	(PL)12	-
scale	date	ref
1:200 @ A1	May 2014	TJR



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