

PLANNING APPLICATION NUMBER:P07/0053

Type of approval sought	Outline Planning Permission
Ward	St. Thomas's
Applicant	Dudley Muslim Association
Location:	VACANT LAND (DUDLEY MUSLIM ASSOCIATION LTD), HALL STREET, DUDLEY, WEST MIDLANDS, DY2
Proposal	ERECTION OF A COMMUNITY TRAINING AND ENTERPRISE CENTRE AND MOSQUE INCLUDING TWO FLATS AND ASSOCIATED PARKING (OUTLINE) (ACCESS TO BE CONSIDERED WITH ALL OTHER MATTERS RESERVED FOR SUBSEQUENT APPROVAL).
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The site is currently vacant, comprising some dilapidated buildings and overgrown wasteland with an area of 0.93ha lying adjacent to the Nuttall factory. The site currently has two vehicular access points, one from Hall Street and one from Blackacre Road. To the Blackacre Road frontage of the site is a grassed bank and a public footpath leading from the Blackacre Road residential area to the pedestrian crossing of the bypass adjacent to the Flood Street island. The site is bounded by the Dudley Southern bypass to the north west, with Blackacre Road to the south west, a factory to the south east and Hall Street to the north east. The Hall Street access is formed from the existing layby on and adjacent to the Hall Street bridge across the bypass.
- 2 Beyond the bypass is Dudley town centre, and to the east is predominantly residential, with some business and industrial uses.
- 3 The site rises from the south west to the north east, and is undulating. Between it and the bypass is a highway banked verge.

PROPOSAL

- 4 This is an outline planning application, with all matters but means of access reserved for future consideration. It is proposed to demolish the existing built form on the site, and replace it with a development comprising two parts:
- 5 The first element would comprise a mosque (including two small flats) with associated parking facilities and be accessed from Hall Street. This building would provide worship areas, preparation space, washing facilities and administration accommodation with two small units of residential accommodation for an on-site manager and a religious leader. The building would have a maximum size of 48m x 27m x 34m and be located adjacent the north east corner of the site. This would represent development falling within use class D1 (Non-Residential Institutions) with ancillary C3 (Dwellinghouses) usage under the Town & Country Planning (Use Classes) Order 1987 (as amended). It should be noted that whilst this application is for a mosque and indicative drawings illustrate a building of such design, it is not appropriate for planning permission, if granted, to restrict the use to a particular faith or denomination.
- 6 The second element comprises a community training and enterprise centre, which would be accessed by service vehicles from an improved access onto Blackacre Road, and by visitors in vehicles from Hall Street. This would provide facilities for the whole community, comprising sports hall, community hall, crèche, fitness suite, seminar rooms, IT suites, lecture theatre, workshops, admin spaces, a café and exhibition area. This would have a maximum size of 74m x 46.5m x 17m and be located adjacent the south east corner of the site. This would represent development falling within use class D2 (Assembly and Leisure) under the relevant legislation.
- 7 Parking would be located both between the two proposed buildings, and underneath the CEC (Community Enterprise Centre) in an undercroft, created due to the difference in levels across the site.

- 8 As the application is in outline, and all matters other than means of access reserved for future consideration, matters of scale, layout, landscaping and appearance are not for consideration here and are not material considerations in the determination of this application. Any indications of these that are provided are indicative only. The approximate layout of the buildings is however indicated for information, as required by the regulations.
- 9 The application is supported by a design and access statement, a planning statement and several appendices containing reports, surveys and other related information including ground conditions and a transport assessment. A revised plan showing the outline of the development form from the bypass has also been submitted, to correct a drafting error on the originally submitted version.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P03/2073	Erection of mosque and community enterprise centre	Withdrawn	14/4/5

- 10 This application was withdrawn to allow the formulation of supporting documents and to address highways issues.

PUBLIC CONSULTATION

- 11 At the time of writing 534 letters of objection have been received raising the following concerns:
- ◆ Proposal would be out of character with the existing medieval market town
 - ◆ This site should be used for other uses which are more urgently needed
 - ◆ Other mosques exist and therefore another one is not needed and should not be allowed
 - ◆ Community safety fears

- ◆ Other community facilities already exist
- ◆ Noise disturbance
- ◆ Traffic and parking congestion
- ◆ Excessive size of buildings
- ◆ Proximity to heritage sites
- ◆ Disproportionate size of proposal relative to need and community size
- ◆ Insufficient parking proposed

- 12 11 further letters have been received stating that they object to the proposal but give no substantiated reason for their objection
- 13 In addition 9 petitions have been received (with a total number of 846 signatures) which raise similar concerns.
- 14 Other concerns not relating to planning issues have also been raised, however these are not relevant to the determination of the application and therefore are not listed here. Similarly anonymous responses have also been received, however these cannot be acknowledged or considered as part of this process either.
- 15 Any further representations received between drafting this report and its presentation at the Committee meeting will be reported to the committee on the pre-committee notes.
- 16 A letter from Access in Dudley has been received regarding details relating to accessibility. These would be dealt with under Part M of the Building Regulations, and under a subsequent detailed planning application. They raise a query relating to disabled parking spaces, however the Group Engineer has raised no concerns.
- 17 One letter has been received neither objecting nor supporting, but requesting that the application be dealt with procedurally correctly.

- 18 Two letters of support for the proposal have been received on the grounds of a visual improvement to the site and surroundings and increase in the provision of local facilities are to be welcomed.

OTHER CONSULTATION

- 19 **Group Engineer – Development:** No objection subject to conditions
- 20 **Environmental Protection:** No objection subject to conditions

RELEVANT PLANNING POLICY

The development plan is formed by the UDP (adopted October 2005) and the RSS.

Relevant Adopted UDP (2005) Policies:

DD1 Urban design
DD4 Development in residential areas
DD6 Access and transport infrastructure
UR1 Central employment zone
UR9 Contaminated land
EE2 Local employment areas
CR5 Regeneration and development of centres
AM1 An integrated, safe, sustainable and accessible transport strategy
AM11 Cycling
AM12 Pedestrians
AM14 Parking
AM15 Personal mobility
AM16 Travel plans
CS3 Community facilities
CS4 Education provision
LR8 New leisure facilities
EP5 Air quality
EP7 Noise pollution

National planning guidance:

PPS1 Delivering sustainable development

PPS6 Planning for town centres

ASSESSMENT

- 21 As this is an outline application, therefore consideration should be given to the principle of development and to the access details proposed only, with consideration of other details reserved for a future application. Any other relevant material considerations raised should also be considered at this stage.
- 22 The four principal issues for consideration are: -
- Whether or not the development conforms with policy and is acceptable in principle;
 - If it does not accord with policy are there material considerations to warrant departing from policy;
 - The impact on highways issues; and
 - The impact on amenity.

Principle of development

- 23 The key issues from a policy perspective relate to the acceptability, in principle, of the proposed mosque and community enterprise centre. The following are key policy issues for consideration:
- The site falls within a designated Local Employment Area (Policy EE2) within the UDP. In these areas, acceptable uses under the relevant policies are light and general industry, warehousing and those commercial uses which are not pure retail. Ancillary uses considered to be generally acceptable are individual factory outlets as part of an industrial floorspace, food & drink, and care facilities of a scale, nature and location to serve the immediate needs of the Local Employment

Area. All other uses will normally be resisted, unless applicants are able to demonstrate otherwise.

- The proposal site also falls within the Central Employment Zone, which is designated on the UDP proposals map. It is an area of employment growth opportunity to meet the needs of people in a number of the Borough's wards, including St Thomas's, where the application site lies.
- Policy CR5 advocates that the vitality and viability of the centres identified on the proposals map will be maintained and enhanced by ensuring that established centres remain the primary focus for a wide range of retail, commercial and public offices, community facilities and institutions, entertainment and leisure, and hotels, as well as a preferred location for new residential and primary health care uses.

24 Policy EE2 is not a 'flexible' policy. That is to say that it does not contain exceptions, and as such the Council's policy stance is firm in safeguarding Local Employment Sites for industrial employment use. Therefore, in line with section 38 paragraph 6 of the Planning and Compulsory Purchase Act 2004, if alternative uses are proposed on EE2 sites, the onus is firmly placed on the applicant to demonstrate that material considerations exist whereby a departure from the Plan may be justified. Material considerations put forward would need to be supported by detailed evidence and reasoned argument.

25 Policy EE2 does not identify material considerations that would lead the Council to consider favourably a proposal for alternative land use within a designated Local Employment Area. Each site must therefore be considered on its own merits with the onus firmly on the developer to make their own case.

26 Notwithstanding the requirements of Policy EE2, Policy CR5 is clear in defining that the preferred location for D1 'non-residential institutions' and D2 'assembly and leisure' uses are within town centres. That aside Policy UR1 encourages, within the central employment zone, uses that would protect and create employment and

provide for community facilities (provided they do not conflict with any other policies within the plan).

27 Given the clear policy designation as a local employment area (Policy EE2) the development is contrary to the UDP. As such the application would be recommended for refusal on the basis that it is contrary to policy; unless the applicants have submitted evidence that demonstrates that there are a number of material considerations that would justify a departure from the plan.

28 Furthermore, as it is clear from Policy CR5 that the preferred location for the uses proposed would be within a town centre location (in order to diversify and maintain their future role at the heart of the economic, social and community life, and the proposal site is immediately adjacent to but outside of the Dudley town centre boundary, it has been necessary (in accordance with the requirements of PPS6) for the applicants to apply the sequential approach to site selection (para 3.15).

29 This requirement for testing has been further supported by the reasoned justification of Policy EE2 which states that leisure uses (e.g. indoor sports centres) which would have difficulty in locating in town centres, district centres and local centres would only be considered on EE2 sites subject to sequential testing.

30 ALTERNATIVE SITES

To address the above policy issues, supporting information has been submitted which is assessed below the applicants have explored the possibility of finding alternative sites within the local area for the proposed development. The findings of the exercise reveal that the proposal site is one of only two sites available, which would enable the applicant to meet their requirements and to fulfil their training and enterprise criteria. The alternative site, though meeting the development criteria related to size, services and being within the local community area, has similar constraints as the proposal site in that it is designated as 'the Claughton development site' (Policy UR2) which is cited in the plan as representing "...a major opportunity of strategic importance for both office and industrial development".

- 31 The applicants consider that splitting the mosque and community enterprise centre onto two sites is inappropriate and state that *“the centre ... will provide a unique opportunity for partnership working by bringing together service providers and diverse community service users into a single site in the heart of one of the more deprived sections of the Borough”*. Therefore, it is considered integral to the scheme that the project is delivered from a single site rather than to split up the facilities.
- 32 The site search revealed that there were no more appropriate sites available in the proposed catchment area of the site, (an area with a radius of 1km) including any more central locations within Dudley town centre. **Therefore it is considered on balance that the sequential test, as applied, has satisfied the policy requirements of PPS6. Furthermore, it is noted that a key element of the community training and enterprise centre is the sports hall and fitness suite. On this basis, it too is considered on balance that the findings of the sequential tests meet the policy requirements of EE2 in terms of finding a suitable location for leisure uses.**
- 33 NEED
The applicants state that the Dudley Muslim community has outgrown its existing facility and therefore requires a new one. The design and access statement for the application states that the proposed mosque, which would be situated in St Thomas's Ward, would be situated at the heart of the Muslim community. This is supported by the ethnicity statistics (from the 2001 census) which state that 16% of St Thomas's ward is in the 'Asian or Asian British' ethnic group, which is the highest proportion of any ward within the Borough.
- 34 The applicant's planning statement recognises that the community of St Thomas's ward is amongst the 10% most deprived wards in England. In addition, the ward is reported to suffer from 12% unemployment (the highest proportion of any ward in Dudley Borough) and those that are employed are predominantly engaged in lower skilled employment. Finally, of further significance, the statement highlights that in the St Thomas's ward 45.5% of the population (between 16-74 years) have no qualifications.

- 35 The applicant believes that the need for a training and enterprise facility is clearly demonstrated by the deprivation statistics outlined above. It is their view that the issue of long-term deprivation could, in part, be addressed by improving skills, education and qualifications of the local people. Furthermore it is felt that providing training opportunities for the whole community would act as a means of increasing social cohesion and integration.
- 36 In terms of alternative provision, consideration should be given to any existing facilities within the community that could or do provide the types of facilities proposed in this application. The applicant has shown that the only applicable resource which is available, is the St Thomas's Network, in the former school on Beechwood Road. However, they consider that this site is not adequate both in terms of size or environment for the range of services proposed for the community enterprise centre.
- 37 The statement by the applicants that the community training and enterprise centre would be open to the whole community is welcomed. **In addition it is considered from the information submitted, that there is on balance a need for a new mosque. Furthermore it is not disputed, taking account of the deprivation statistics presented, that there is a need for the additional training and enterprise facilities within the area.**
- 38 The community training and enterprise centre would offer training opportunities and outreach facilities for the whole community. It is proposed to provide a wide range of teaching facilities including workshops, seminar spaces, IT training and lecture spaces. The training provided would equip the users of the centre with the additional skills required to be able to fill job opportunities presenting themselves in the Borough. This is reinforced by additional information from the applicants on the types of training activities proposed and by confirmation that the activities would be open and of use to the whole community.

39 EMPLOYMENT GENERATION

In terms of actual employment generation the proposal itself is expected to generate 112 new jobs, (comprising of 73 full time and 39 part time). This is welcomed and is a factor for consideration in terms of the employment designation of the site.

- 40 Whilst the jobs generated do not fall within the Use Classes prescribed by Policy EE2, they do represent new jobs. Furthermore, the skills development and training opportunities offered by the centre would better equip the local community to fill employment vacancies in the Borough when they arise with people from the local communities. **Therefore, on balance, it is considered that the employment opportunities gained and the scope for future employment generation would outweigh the requirement for the industrial employment uses set out in Policy EE2, and justify departing from the plan.**

Accessibility and sustainability

- 41 Given the close proximity to Dudley town centre the proposal site has good public transport links. The design and access statement verifies that the site is well served by several bus services, which provide links to Dudley town centre and Blackheath and lead to connections to main line rail services. Dudley bus station is less than 500m from the site and therefore considered to be within walking distance.
- 42 In addition a transport assessment has been submitted with the application which includes an assessment of traffic generation, traffic distribution and impacts on the surrounding road network, in addition to peak on site parking demand. The transport assessment also considers the requirement for a travel plan.
- 43 The conclusions of the transport assessment reveal that the site is extremely well served by bus routes, serving a variety of areas. Furthermore it is expected that walking and public transport will constitute a high proportion of trips to and from the development. The transport assessment supports the need for a travel plan, which would be completed following the approval of the outline application. This would promote green travel, specifically walking, cycling, use of public transport and car sharing. This is in accordance with policy.

- 44 The layout of the access points as shown on the submitted plans are considered to be acceptable; however, it is recommended that the Blackacre Road access point be used only by delivery and emergency vehicles in order to safeguard public and highway safety and conditions are therefore recommended below. This is not considered to be unreasonable, given that the parking provision on the site is totally accessible from the Hall Street access point. It is also considered that the proposals would not result in any detrimental impacts on pedestrian safety at these points, and that appropriate requirements are proposed to be provided.
- 45 Additional information has been requested regarding the traffic lights proposed at the junction of the site and Hall Street in order to ensure that there would be no highway safety implications to surrounding residential streets or congestion on Hall Street. These details are required to be submitted and agreed prior to the application being determined and this is reflected in the recommendation. A signalised pedestrian crossing would also be required at this point. These works would be carried out prior to the commencement of the development of the site in order to ensure highway safety at all times and a condition is recommended accordingly. Confirmation that the details have been received and are acceptable will be confirmed in the pre-committee notes, subject to this no highways objection exists to warrant refusal.

Amenities

- 46 Policy CS3 has four criteria which proposed development should meet in order to be considered favourably. As noted above, the proposal would meet a recognised need; be located within the community it is intended to serve; be in a very accessible location. The remaining requirement of the policy is that the proposed development should not adversely affect the character or amenity of the area.
- 47 The planning statement submitted puts forward that the proposed redevelopment would bring back into use a vacant industrial site. Furthermore it advocates that the strong architectural features of the proposed building combined with the landscaping scheme to be agreed with the Council would enhance the visual and aesthetic aspects of the site.

- 48 It is not considered that the siting of the proposed form of development in this location would cause any demonstrable harm to the amenity of neighbouring users, be they industrial or residential.
- 49 The proposal is considered to be at a sufficient distance from residential properties to be unlikely to cause any undue noise disturbance, or have any significant additional impacts given the surrounding industrial uses. However, to ensure that this remains the case, conditions are recommended preventing the overnight use of the premises (with the exception of the living accommodation). This would also have the effect of reducing any traffic noise on Hall Street overnight.
- 50 Queries have been raised regarding the use of amplification equipment on the site; however the applicants have stated that there would be no calling to prayer, and conditions are recommended below to ensure that any amplification equipment used on the site would not result in audible noise at and beyond the site boundaries.
- 51 The contaminated land report provided with the application is considered acceptable, and additional conditions recommended by the Environmental Protection team are attached in the recommendation, relating to this matter.
- 52 A condition is also recommended regarding the production of food on the site to ensure that odours are kept to an acceptable minimum level externally, and it is recommended that a condition be attached so that this is incorporated into the full detailed design at reserved matters stage. No details of the storage and disposal of waste have been included with this application, and therefore a condition to ensure that satisfactory provision is made is recommended. There are no concerns from the Environmental Protection team regarding air quality.
- 53 **It is therefore considered that in this regard, the proposal is acceptable and would not cause any demonstrable harm to public safety/or amenity.**

Other issues

- 54 It is not considered that the proposal would result in any detrimental impacts on the heritage assets of the Borough in terms of protected built form and features and public views thereof. It is therefore considered that the proposal would comply with policy requirements in this regard.
- 55 It is not considered that the urban design of the proposed indicative layout would result in any danger to community safety and it is therefore considered to be compliant with policy and s17 of the Crime and Disorder Act (1998) in this regard. Further details in relation to this issue can only be considered once more detailed information is provided in any subsequent application that may be made. There are no concerns regarding the accessibility issues at this stage and these are therefore considered acceptable

CONCLUSION

- 56 The proposed development is contrary to UDP Policy EE2 'local employment areas', and unless justification to depart is satisfactorily demonstrated the application would be recommended for refusal on this basis. However in this case the applicant has put a case together to demonstrate why there are exceptional circumstances that would justify this proposal to be a departure from the plan:

These are that

- There are no sequentially preferable sites that would meet the applicant's requirements;
- There is a need in the location proposed for a new mosque facility and for a training and enterprise centre;
- The site is in a very accessible location, close to Dudley town centre which is well served by public transport and is easily accessible by foot;
- The proposed development would improve the character and amenity of the existing industrial land;

- The development itself would generate employment opportunities as well as providing training and development opportunities to the local community, eventually leading to better access to job opportunities in the Borough.

57 On balance, it is considered that the applicant has demonstrated that the material considerations put forward are such that they would outweigh the policy designation of the site as a 'local employment area'. On this basis, it is considered, that the proposal would be acceptable in planning policy terms and justify departing from the development plan.

58 It is further considered that the proposed development would not have any demonstrable adverse effect on either public amenity or highway safety.

59 As this proposal represents a departure from adopted plan policy, the regulations require that if Members are minded to approve the application, it must then be referred to the Government Office for the region for their consideration and possible intervention. For this, a period of three weeks elapses before an outcome is known.

RECOMMENDATION

60 It is therefore recommended that the application be approved subject to:

- a) Referral to the Government Office for the West Midlands under the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 (and circular 07/1999) without call-in; and
- b) Delegated powers to add/amend the attached conditions as appropriate; and
- c) the imposition of the following conditions:

Informative

The boundary treatment details required by condition 16 and waste storage details required by condition 17 could be provided as part of a reserved matters application and do not necessarily need to be submitted separately, however they should be agreed and implemented in accordance with the timing as noted in the condition.

Reason for approval

The proposed development is contrary to UDP Policy EE2 'local employment areas', and under normal circumstances therefore the application would be recommended for refusal on this basis. However in this case the applicant has put a case together to demonstrate why there are exceptional circumstances that would justify this proposal to be a departure from the plan:

- There are no sequentially preferable sites that would meet the applicant's requirements;
- There is a need in the location proposed for a new mosque facility and for a training and enterprise centre;
- The site is in a very accessible location, close to Dudley town centre which is well served by public transport and is easily accessible by foot;
- The proposed development would improve the character and amenity of the existing industrial land;
- The development itself would generate employment opportunities as well as providing training and development opportunities to the local community, eventually leading to better access to job opportunities in the Borough.

On balance, it is considered that the applicant has demonstrated that the material considerations put forward are such that they would outweigh the policy designation of the site as a 'local employment area'. On this basis, it is considered, that the proposal would be acceptable in planning policy terms and justify departing from the development plan.

It is further considered that the proposed development would not have any demonstrable adverse effect on either public amenity or public safety.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the application report.

Conditions and/or reasons:

1. The development hereby permitted shall be begun either before expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Approval of the details of appearance, layout, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority before any development is begun.
3. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. The reserved matters proposals for this site shall be in general accordance with the design and access statement submitted in support of this outline application.
5. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
6. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
7. Development shall not begin until a scheme for protecting the proposed noise sensitive rooms from noise from industrial use and nearby road traffic has been

submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.

8. Before any plant and machinery is used on the premises it shall be enclosed with sound-insulating material in accordance with a scheme to be agreed with the local planning authority.
9. The flats hereby permitted shall not be occupied until a scheme for providing sound insulation between the dwellings has been submitted to and approved by the local planning authority and all works which form part of the approved scheme have been completed.
10. No electrical amplification equipment shall be used on the site, except for the purpose of communication within the building hereby approved, and such equipment shall not be audible at the boundary of the site.
11. The development shall not begin until a scheme for the treatment of fumes to reduce smell and for their extraction has been submitted to and approved by the local planning authority and all works which form part of the scheme shall be completed before the building is occupied. Such facilities shall be retained for the duration of the development.
12. The vehicular access from Blackacre Road shall be restricted to use by emergency vehicles and service vehicles delivering to the community training and enterprise centre hereby approved. Prior to the commencement of development, details of the physical means of restricting this access shall be submitted to and approved in writing by the local planning authority, and the agreed details implemented on site prior to the commencement of the use or occupation (whichever occurs sooner) of the centre hereby permitted. The agreed scheme shall remain in operation for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
13. Prior to the commencement of development, a green travel plan shall be submitted to and approved in writing by the local planning authority. The agreed plan shall be implemented in accordance with the approved details for the lifetime of the development unless otherwise agreed in writing by the local planning authority. The travel plan shall include both the mosque and the enterprise centre.
14. The mosque premises hereby permitted shall not be open to the public before the hours of 0600 nor after 2100 Monday to Saturday, before 0900 nor after 1800 on Sundays and Public Holidays.
15. The community training and enterprise centre premises hereby approved shall not be open to the public before the hours of 0730 nor after 2300 Monday to Saturday, before 0830 nor after 200 on Sundays and Public Holidays.
16. Prior to the commencement of development, off-site highway works to the Hall Street access to the site shall have been completed in accordance with a separate agreement made under S278 of the Highways Act 1980 (as amended) unless otherwise agreed in writing by the local planning authority.
17. Prior to the commencement of development, details of the boundary treatments of the site shall be submitted to and approved in writing by the local planning authority. The agreed details shall include a programme of implementation relative to the construction of the development hereby approved and shall be implemented in accordance with the agreed programme unless otherwise agreed in writing by the local planning authority.

18. Prior to the commencement of development, details of the waste storage and disposal/recycling facilities on the site shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented prior to the occupation and or use of the development hereby permitted in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.