

PLANNING APPLICATION NUMBER:P07/0361

Type of approval sought	Full Planning Permission
Ward	Sedgley
Applicant	Desmond P O'Neill
Location:	THE LIMES DUDLEY ROAD/, CATHOLIC LANE, SEDGLEY, WEST MIDLANDS, DY3 1SU
Proposal	PART DEMOLITION AND CONVERSION OF EXISTING BUILDING WITH ALTERATIONS AND AN EXTENSION TO PROVIDE 18 NO ONE AND TWO BEDROOM APARTMENTS WITH ASSOCIATED PARKING AND INFRASTRUCTURE AND THE STOPPING UP OF A PUBLIC RIGHT OF WAY
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The site is situated on the southern outskirts of Sedgley District Shopping Centre and occupies a position on the southern side of Catholic Lane on the inside bend of a residential street comprising of a mix of styles and types of detached properties of differing ages all set back from the highway with generous open frontages. The site is situated directly opposite St. Chad's Catholic Primary School and directly opposite the Grade II listed buildings of the Old School house, Presbytery and St. Chad's and All Saints Roman Catholic Church; with the latter occupying a prominent position on the northern side of Catholic Lane at the junction with Dudley Road (A459).
2. The relatively flat site presently consists of the prominent 19th Century attractive grand mansion house of 'The Limes' with sprawling extensions to the north of the main house, almost abutting the road frontage of Catholic Lane. Surrounding the building on all sides are large tarmac aprons. The Limes, though not listed, locally listed or in a Conservation Area, is recorded on the Council's Sites and Monuments Records (SMR 4213).

3. The Limes was sited to overlook the mature ground to the south, which have subsequently become Coronation Gardens and separated from The Limes site. These grounds are relatively open in nature though with mature park trees interspersed. A public right of way runs through the site, adjacent to the eastern flank elevation of The Limes and provides access, via Catholic Lane to Coronation Gardens, which in turn links onto Dudley Road (A459).
4. The Limes, until recently, was used for office accommodation though this use has ceased and the building is currently boarded up, lying vacant and is in a poor state of repair. The site measures 52m wide across the Catholic Lane frontage, narrowing to 49m and measures a maximum depth of 53m to provide an overall site size of 0.22 hectares. Immediately adjacent to the east and west of the site are located new build infill developments in the form of detached dwellings.

PROPOSAL

5. The proposal seeks to convert the existing property into 4 No. luxury 2 bedroom apartments. The more modern extension on the Catholic Lane frontage would be demolished and replaced with a new 3 storey element containing 12 No. 2 bedroom and 2 No. 1 bedroom luxury apartments with associated access, parking and amenity space. The overall development would be 18 apartments.
6. The form and shape of The Limes would generally remain unaltered other than the introduction of small bathroom windows to the side elevation. The new attaching development is sympathetic in design, scale and appearance, being set well back from The Limes frontage and therefore being subservient and allowing the existing turret on The Limes to remain as the dominant feature. The scheme would provide communal garden areas for the occupiers. The boundary treatment proposed would be in the form of a boundary wall and railings to the Catholic Lane frontage.
7. The application also includes the proposed closure of the existing Public Right of Way running through the site the widening of the existing footway on Catholic Lane to 2.5m to allow the highway authority to incorporate the footway into the public

highway. This would be dealt with under the relevant legislation and is therefore not a planning consideration.

HISTORY

8.

Application Site

APPLICATION No.	PROPOSAL	DECISION	DATE
86/50963	Temporary permission for siting of portable building for proposed training/workshop purposes	Approved with conditions	21/08/1986
88/51865	Outline planning permission for deemed consent under regulation 5 for proposed office development	Approved with conditions	15/12/1988
91/51665	Full planning permission for the erection of a two-storey office block with associated car parking	Approved with conditions	27/02/1992

PUBLIC CONSULTATION

9. The application was advertised by way of letters being sent to the occupiers of 14 properties within close proximity to the site and St. Chads Catholic Primary School opposite the site. The application was also advertised by the display of a site notice.
10. In response to the consultation exercise, 2 letters from local residents were received expressing considerable concern over the premises' deterioration since becoming vacant from their former use as offices. The main areas of concern are ongoing vandalism and arson attacks. Concern is also expressed relating to congestion on Catholic Lane which would be exacerbated during school hours.

OTHER CONSULTATION

11. **The Head of Public Protection** raises no objections to the proposed development.
12. **The Group Engineer (Development)**: raises no overall objection to the proposals subject to conditions and the applicant entering into a S. 257 order under the Town &

Country Planning Act 1990 and a S. 38 order under the Highway Act 1980 to close the public footpath and widen the footway respectively.

13. **The Tree Protection Officer:** raises no objection to the scheme subject to appropriate conditions.

RELEVANT PLANNING POLICY

14.

Adopted Dudley Unitary Development Plan (2005)

Policy DD1	Urban Design
Policy DD4	Development in Residential Areas
Policy DD6	Access and Transport Infrastructure
Policy DD7	Planning Obligations
Policy DD8	Provision of Open Space, Sport and Recreation Facilities
Policy DD10	Nature Conservation and Development
Policy H3	Housing Assessment Criteria
Policy H6	Housing Density
Policy HE1	Local Character and Distinctiveness
Policy HE6	Listed Buildings
Policy HE11	Archaeology and Information
Policy LR2	Access to Public Open Space
Policy LR3	Children's Play Area
Policy NC1	Biodiversity
Policy NC6	Wildlife Species
Policy NC8	Temporarily Vacant Sites and Nature Conservation
Policy NC9	Mature Trees
Policy NC10	The Urban Forest
Policy S4	Heritage assets
Policy S5	Local distinctiveness

Supplementary Planning Document

New Housing Development – a Guide to establishing Urban Context
Parking Standards and Travel Plans

Development Control Guidance

Detailed Guidance on Open Space, Sport and Recreation Provision (2005)
Regional Planning Guidance

QE7 – Protecting, Managing and Enhancing the Region's Biodiversity and Nature
Conservation

National Planning Guidance

Planning Policy Statement No. 3 – Housing
Planning Policy Statement No. 9 – Biodiversity and Geological Conservation
Planning Policy Statement No. 23 – Planning and Pollution Control
Planning Policy Guidance No. 13 – Transport
Planning Policy Guidance No. 15 – Planning and the Historic Environment

ASSESSMENT

15.

Key Issues

- Principle
- Density
- Design and Appearance
- Amenity Space and Landscaping
- Parking
- Protected species
- Planning Obligations

Principle

16. The proposals would involve the re-use of the previously developed site within the urban area and it would involve the retention of the main building an under-utilised site that is not allocated for a specific use within the UDP. The principle of redeveloping the site for residential development is supported by Policy H3 of the adopted Dudley Unitary Development Plan and PPS3 (Housing).

Density

17. The proposals would involve the creation of 18 apartments on 0.22 hectares creating a gross density of 82 dwellings per hectare. The site is located within an edge of centre location being within a 10 minute walk of Sedgley District Shopping Centre. The area is characterised predominantly by detached properties of differing ages and design, all set back from the highway, reflecting an open urban grain with generous frontages and ample off street parking provision.
18. The Adopted SPD relating to New Housing Development seeks to help in assessing whether schemes represent an appropriate density having regard to the character of the local area and taking a design led approach in relation to new developments. The document seeks to define character areas within the Borough with illustrations of the typical form and layout of development within each of the character areas and their respective densities. The document supports development of higher densities within town and edge of town centre locations such as the application site confirming that this development is likely to be in the form of apartments. Furthermore, given the sites close proximity to both public transport and local nearby amenities, it is considered that the scheme accords with Policy H6 of the adopted Dudley Unitary Development Plan which states that higher densities beyond 50 dwellings per hectare, should be the target for sites within the walkable catchment of town and local centres, public transport corridors and public transport interchanges. It is therefore considered that the application would comply with the required densities as stated

within Policy H6 of the adopted Unitary Development Plan and would meet the minimum density of 30 dwellings per hectare as stated in PPS3 (Housing).

19. It is important to recognise that density alone does not in itself indicate the quality of design within a development or whether the proposals have responded to local character. Higher densities in the right location can be appropriate if a scheme has regard to local character and the context of a site.

Design and Appearance

20. The proposed scheme would retain and convert the 19th Century mansion house of The Limes, which strongly contributes to the local character and distinctiveness of the area. The scheme would also remove and replace the later modern extensions with a new build extension.
21. The proposed scheme would involve the erection of apartments in an edge of town centre location. Whilst the gross density of the scheme is relatively high, the design and layout of the scheme is such that it has regard to the form and layout of surrounding development and in urban design terms would make a positive contribution to the area by; retaining the original building, the layout ensuring the retention of important vistas to the two main elevations of The Limes building, providing an active street frontage on the Catholic Lane side and the layout maintaining the 'open feel' of the site and the prominence and presence of The Limes building through the design, scale, massing, height and layout of the new extension being designed to be subservient to the existing building on the Coronation Gardens side. The scheme also respects the setting of the large Grade II listed buildings opposite the site in accordance with Policy HE1 and HE6 of the adopted Dudley Unitary Development Plan and the guidance contained within PPG 15.
22. The southern side of Catholic Lane is characterised by two storey detached properties. The proposed new extension comprising of a two storey apartment block would respect the existing architectural features of The Limes building and the fenestration, walls and railings of the surrounding properties to provide an active

street frontage allowing the apartment block to complement the built form within the local area, creating a cohesive form of development that would make a positive contribution to the character and appearance of the area.

Amenity Space and Landscaping

23. The proposed apartments would benefit from two areas of amenity space, one located on the northern boundary of the site adjoining Catholic Lane and one located on the southern boundary of the site, abutting Coronation Gardens. The communal garden areas although small would be bolstered by direct pedestrian access onto Coronation Gardens.
24. The proposals indicate some areas of landscaping within the communal garden areas and along the site's street frontage and side boundaries, however, the scheme would involve the removal of an ash tree that shows signs of poor vigour, die-back and decay and as such its removal is recommended by the Tree Protection Officer on safety grounds. Whilst there are no other significant trees on site, there are trees on the adjacent park that need to be protected during construction. A condition can be attached in order to ensure that these trees are protected.

Parking

25. The baseline parking standard (low accessibility) for residential development set out within the Parking Standards and Travel Plans SPD states that one space per single bedroom dwelling is required and 2 parking spaces per 2-3 bedroom dwelling. For apartment schemes with communal parking layout an additional 1 visitor parking space per 5 dwellings should also be provided. The scheme should provide a total of 27 parking spaces.
26. The baseline standard is subject to reductions based on an accessibility assessment. This is based on walking distances to bus stops and railway stations, proximity of cycle route, frequency of bus and rail services and accessibility to local facilities including retail outlets, crèches, post offices, banks and parks etc. This development

has a medium accessibility standard and therefore the baseline standard can be reduced by 20% bringing the total requirement for the development to 23 parking spaces, which is the level of provision indicated. The scheme also requires the provision of 17 cycle parking spaces, which can be achieved through conditioning.

27. The site is located within an accessible location being on the edge of the town centre. The provision of car parking is considered acceptable given the sustainable location of the site being within walking distance of the town centre and therefore to local services and facilities.

Protected species

28. A daytime bat survey was commissioned and carried out at the site on the 13/01/2007. It concluded that positive bat signs were discovered in a section of the main building indicating a roost has been present, which should be protected from disturbance and harm.
29. It is acknowledged that the buildings presently on site have been and are continuing to be, subject to sustained and significant fire damage by vandals. Therefore, it is noted that this has the potential to significantly negatively affect the use of the site by bats and any other protected species. For this reason, following verbal confirmation from Natural England, 'exceptional circumstances' are considered to be present in this instance which would allow further surveys and a mitigation plan to be covered under strict planning conditions rather than before a planning decision is made.
30. It is vital that the buildings, trees affected and open spaces are subject to further survey work to the standard outlined in the Nature Conservation SPD. This survey should include identification of any further roosts along with any commuting or foraging activity. From the subsequent assessment of this, a full mitigation plan should be drawn up. The surveys, assessment and mitigation plan should then be agreed by both Dudley MBC and Natural England before works commence.

31. If permission is granted, the developers would need an appropriate licence from The Department of the Environment Food and Rural Affairs (DEFRA) to enable works to commence. This should occur after the survey, assessment and mitigation report has been submitted and agreed, and is separate from the planning process.

Planning Obligations

32. In accordance with Policy DD7 and DD8 of the adopted Dudley Unitary Development Plan and Detailed Guidance on Open Space, Sport and Recreation Provision (2005) schemes involving the creation of more than five dwellings are required to contribute towards improvements to public open space and children's play areas. This is in order to offset the impacts of the development through resulting in an increase in the users of nearby public open space and children's play areas and to offset the lack of provision on site.
33. In accordance with the established formula this scheme would require a contribution of £19,556.26 towards improvements to nearby public open space and children's play areas and for an establishment and maintenance fee covering a 10 year period.

CONCLUSION

34. The proposals would involve the re-use of a previously developed site on the outskirts of Sedgley District Shopping Centre. The scheme would involve the retention of the main house of The Limes and would bring forward a well designed scheme that has regard to the character of the area and the context of the site. The density is acceptable since the site is suited to apartments given its edge of town centre location. A reduction from the baseline parking standard for a medium accessible site is also considered acceptable given the location of the site. Any impacts associated with bats and any other protected species as a consequence of this development can be controlled through mitigation methods and by the use of conditions attached to the consent.

RECOMMENDATION

35. It is recommended that the application be approved subject to:

- a) the development not beginning until a scheme for the submission and approval of a planning obligation to guarantee a contribution towards the improvement and enhancement of off site public open space and play provision within close proximity to the site has been submitted to and agreed in writing by the Local Planning Authority. The amount is £19,556.26 and has been determined in accordance with the Council's adopted policy and published Supplementary Planning Document.
- b) An administrative charge for the drafting of the legal agreement. This is on the basis of time spent by the Council's Solicitors, though for a very simple straightforward obligation £200 may be sufficient.
- c) A charge for the monitoring, management and implementation of the S106 Agreement (£1,000 or 10% of the planning fee whichever is the greater).
- d) That, subject to the developer agreeing to pay the costs, an Order be made under S257 of the Town & Country Planning Act 1990 to stop up that length of public footpath, as shown on plan 006/5171/01H, to enable development authorised by planning permission, to take place.
- e) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary.

Reason for Determination of Planning Permission

The proposals would involve the re-use of the previously developed site on the outskirts of Sedgley District Shopping Centre. The scheme would involve the retention of the main house of The Limes and would bring forward a well designed scheme that has regard to the character of the area and the context of the site. The

density is acceptable since the site is suited to apartments given its edge of town centre location. A reduction from the baseline parking standard for a medium accessible site is also considered acceptable given the location of the site. Any impacts associated with bats and any other protected species as a consequence of this development can be controlled through mitigation methods and by the use of conditions attached to the consent.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD1	Urban Design
Policy DD4	Development in Residential Areas
Policy DD6	Access and Transport Infrastructure
Policy DD7	Planning Obligations
Policy DD8	Provision of Open Space, Sport and Recreation Facilities
Policy DD10	Nature Conservation and Development
Policy H3	Housing Assessment Criteria
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Policy NC9	Mature Trees
Policy NC10	The Urban Forest
Policy S4	Heritage assets
Policy S5	Local distinctiveness

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

Note to Applicant

This permission relates to drawing numbers 006/5171/0S, 006/5171/02, 006/5171/03, 006/5171/04, 006/5171/06 Rev A, 006/5171/01 Rev H, 006/5171/05 Rev A and 006/5171/08 Rev B and 006/5171 Rev A unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall not be begun until an arrangement for the submission and approval of a means to guarantee the financial payment of a total sum of £19,556.26 in order to contribute towards the enhancement of off site public open space and play provision within close proximity to the site, an administrative charge for the drafting of the legal agreement based on time spent by the Council's solicitors and a charge of £1,000 for the monitoring, management and implementation of the S106 Agreement. The administration and monitoring charge shall be received upon completion of the S106 Agreement with the sum contributing towards improvements to off site public open space and play provision being received upon commencement of the development.
3. The car park and access into the site as shown on Drawing No. 006/5171/01H shall be surfaced, drained and laid out prior to the occupation of the units hereby permitted.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
5. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 4 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. The landscaped areas shall be retained in the form shown on the approved plan throughout the life of the development and shall not be used for any other purpose.

7. None of the existing trees or hedgerows on the site shall be lopped, felled or root pruned before the landscaping scheme to be submitted in accordance with condition 4 has been approved
8. 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'.
9. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
10. 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'.
11. 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 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 minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.

12. None of the dwellings shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
13. The development should not commence until details of plans and sections of the lines, widths, levels, gradients and form of construction and drainage systems of the new 2.5 metre wide footway which runs along the entire site frontage to Catholic Lane have been submitted to and approved in writing by the local planning authority.
14. Development shall not begin until the Developer has secured the implementation of a programme of archaeological building recording/ornamental audit of the existing building prior to the start of the programme of works. (A brief outlining the work required will be supplied by the Historic Environment Team once requested).
15. 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.
16. Development shall not begin until a scheme for protecting the proposed dwellings from noise from traffic in Catholic Lane 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.
17. Before development begins a scheme for lighting the access road and car parking areas shall be submitted to and approved by the Local Planning Authority and no dwelling shall be occupied until the lighting scheme has been implemented in accordance with the approved details.
18. Prior to the commencement of development, detailed drawings shall be submitted to and approved in writing by the Local Planning Authority showing details of the proposed means of enclosure/boundary treatment to be erected as part of the development. No dwelling shall be occupied until all such works have been implemented in accordance with the approved details.
19. Development shall not begin until details of the type, texture and colour of the materials to be used for the boundary walls fronting Catholic Lane and Coronation Gardens (bricks, coping stones, metal railings etc) have been submitted to and approved in writing by the local planning authority. Development shall be in accordance and prior to occupation.
20. Development shall not begin until details have been submitted to and approved in writing by the local planning authority of the use and function the basement in the existing building and the second floor of apartment 18 in the existing building. Development shall be in accordance with the approved details.
21. The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the local planning authority in writing.
22. Notwithstanding the details shown on the approved drawings, the external doors and windows of the existing building shall be retained in timber and the brickwork for the new build shall be of Flemish Stretcher Bond. Prior to the commencement of development the following shall be submitted to and approved in writing by the local planning authority:
 - Large scale architectural drawings, to a scale of not less than 1:5 of all

windows and doors, including drawings of sections and profiles of jambs, heads, cills and glazing bars together with their relationship to masonry apertures.

- Details of the colour and finish of doors, windows and Juliet balconies (for existing and new)
 - Samples of the 'stone' to be used for the window cills, lintels, keystones & string course.
 - Details of the colour of the external render (for existing and new)
 - Details of the type, texture, colour and bond of the brickwork to be used in the construction of the external walls.
 - Details of the type, texture and colour of the roofing tiles.
 - Details of the type, texture and colour of the hard landscaping materials.
- Details of the bin store.

- Development shall occur in accordance with the approved details.

23. The external windows, doors and associated features installed in the buildings shall be in accordance with the approved details and shall not be replaced, except in accordance with the same approved details. The external render shall be colour coated in accordance with the same approved details prior to the occupation of the building and the colour shall not be changed without the prior written agreement of the local planning authority. The approved bin store shall be provided prior to the first occupation of any of the apartments and shall remain available for the storage of refuse bins at all times thereafter.
24. Prior to first occupation the visibility splays will be constructed in accordance with the approved scheme and will remain thereafter for no other purpose for the life of the development.
25. Prior to the commencement of the development hereby permitted, details of cycle parking facilities to be provided at the site shall be submitted to, and approved in writing by, the LPA. The cycle parking facilities so approved shall be provided prior to the use or occupation of any part of the development hereby permitted.
26. All buildings, trees and open spaces affected by the development will have ecological surveys and an assessment of the ecological impacts. A mitigation plan will be created to take into account the findings of the ecological assessment. The survey, assessment and mitigation plan should be to the standard outlined in the Nature Conservation Supplementary Planning Document and must take into account protected species including the roosting, foraging and commuting activities of bats. A timetable for the implementation of mitigation works (in relation to the wider development) should be drawn up. All of these elements must be submitted to, and approved by, the Local Planning Authority and Natural England before works of site clearance, demolition or construction commence.
27. If the submitted and agreed ecological reports are 12 months old or more, new surveys, assessments and mitigation plans must be undertaken. These ecological reports must be submitted to, and agreed by, the Local Planning Authority (and where protected species are found also Natural England) before works of site clearance, demolition or construction commence.
28. No works of site clearance, demolition or construction shall take place in pursuance of this permission until a licence to disturb any protected species on site has been granted by Natural England and/or Defra, and a copy of which has been provided to the local planning authority.

29. Protocols and techniques of working which ensures the avoidance of any disturbance or harm to birds (along with their nests, eggs and young) will be submitted to, and approved by, the Local Planning Authority before any works of site clearance, demolition or construction commence.
30. Mitigation plans for the loss of any trees (taking into account amenity and biodiversity issues) should be submitted to, and approved by, the Local Planning Authority before any works of site clearance, demolition or construction commence.
31. Details of suitable biodiversity enhancements will be submitted to, and approved by, the Local Planning Authority before works of site clearance, demolition or construction commence.