Appendix

Date of Committee: 25 September 2019	
Application Number and Address: DC/18/00443/FUL Land to the west of Moorland View/Valley Dene Chopwell NE17 7EX	**Applicant:** Gleeson Regeneration Ltd
Proposal: Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19 and 19/08/19)	
Declarations of Interest:	
Name	**Nature of Interest**
None	**None**

List of speakers and details of any additional information submitted:

Councillor Michael McNestry spoke in objection to the application

Jodie Barwick-Bell spoke in objection to the application

Michael McCallan spoke in objection to the application

Sandra Manson (Agent) spoke in favour of the application

Reason for Minor Update:

Amendment to report wording, further representations made, update on affordable housing and update on highways.

Report Wording

The report states at Paragraph 1.1 that;

> *"The development proposes that 91 of the dwellings would be detached and144 semi-detached; 15 dwellings would have four bedrooms, 152 would have three bedrooms and 35 would have two bedrooms."*

The report should read;

> *"The development proposes that 91 of the dwellings would be detached and 144 semi-detached; 15 dwellings would have four bedrooms, 152 would have three bedrooms and 38 would have two bedrooms."*

Further Representation

Three further objections have been received, one from a Ward Councillor (Councillor Michael McNestry) and two from local residents, the matters raised in the objections are summarised as follows;

- The proposed development does not comply with MSGP or national policy;
- Concerns over traffic management;
- Concerns over the proposed drainage solution.
- There is a need for a crossing on Mill Road.
- Consultation procedure has not been followed.
- Residents have not been given the opportunity to comment on the masterplan.
- The proposed footpath along Moorland View is inadequate
- The developer has not been challenged over the illegal sign.

It is considered that the majority of the matters raised within the objections have been considered within the main body of the report. The sign is the subject of an outstanding application and will be considered in due course.

Affordable Housing

Further to Paragraph 5.14 of the main agenda the applicant has supplemented their application with a Viability Assessment. The report makes reference to the viability appraisal carried out on behalf of Gateshead Council as part of the Local Plan process. This appraisal was prepared in connection with the Viability and Deliverability Report (Feb.2014). Comparison with the Council appraisal is in accordance with NPPF and NPPG. There are two key factors when considering viability for this proposed development. The first is the impact of S106 contributions (discussed at paragraph 7.1 of the main agenda) and the second is the abnormal site development costs set out within the submitted assessment.

The submitted Viability Assessment seeks to demonstrates that providing affordable housing would make the scheme unviable. Your specialist officers are currently considering the evidence and it is recommended that officers continue with these negotiations. If providing affordable housing is considered to be viable, it would be secured through s.106 agreement.

Highways

Further to Paragraph 5.67 of the main agenda and also Condition 23, following further review it is considered that alternative methods of securing the visibility splay should be explored. It is considered necessary to amend Condition 23 to require the final details of the highway works on Moorland View to be submitted to and approved by the LPA.

Further to Paragraph 5.74 and of the main agenda and also Condition 23, it is considered necessary to amend Condition 23 to allow for an updated, final Travel Plan to be submitted to the LPA. The condition will allow appropriate targets to be set.

Further to Paragraph 5.73 of the main agenda, the applicant undertook further junction analysis at the B6310/A694 junction (within Durham). The assessment concluded that the proposed development would not impact significantly on the County Durham road network.

VERBAL UPDATE - Further representations (2no.) have been received from the occupiers of both Kendal and Silverdale (the properties that were visited last week during the site visit). No new issues raised that have not been previously raised or dealt with in the report.

Further to written update, the submitted viability assessment has been scrutinised and following the receipt of further information from the applicant, the Council's expert has been able to confirm that providing Affordable Housing on this scheme would make it unviable and therefore it is recommended that Affordable Housing shall not be sought on this scheme on viability grounds.

Any additional comments on application/decision:

The Committee agreed to defer the decision so the application can be brought back to Committee; with the details of the Construction Management Plan with the details required under Condition 25 and how this would mitigate the impact on local residents.

Date of Committee: 25 September 2019	
Application Number and Address: DC/19/00739/COU Former Baja Beach Club Pipewellgate Gateshead NE8 2BJ	**Applicant:** Adderstone Developments (108) Ltd

Proposal:

Change of use from Sui Generis to B1 and internal refurbishment works, roof alterations and modifications (to include a linear asymmetrical dormer, sawtooth roof and dormer infills)

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

Additional Information provided as a verbal update
Description to be amended to refer to amended plans and additional information received on 23 and 24 September 2019.

Further to the assessment of the transportation impacts of the development, in the main agenda, additional information (an updated Transport Assessment and Travel Plan) have been received. Officers are satisfied that the additional information provided coupled with the conditions recommended to Councillors will ensure that the development complies with relevant planning policy. However, an additional condition is required in relation to the arrangement of the proposed in-curtilage car parking spaces.

Additional conditions
Prior to the first use of any in-curtilage car parking space, and notwithstanding the plans herby approved, revised details of the number and arrangement of the in-curtilage car parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that each space can be manoeuvred into and out of, whilst the other spaces are occupied and that the refuse storage area can be accessed by an appropriately sized servicing vehicle, when the care parking spaces are in use.

A further condition would require implementation of the approved details.

The plan references in condition 1 will need to be revised to include the updated plan reference numbers.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1
The development shall be carried out in complete accordance with the

approved plan(s) as detailed below -

0100 Rev P4 Location Plan
2001 Rev P2 Proposed Site Plan
9807 Rev P2 Tyne View Aerial
9808 Rev P2 Pipewellgate Aerial
3002 Rev P7 Proposed GA Plans and Schedules
3604 Rev P1 Contextual Elevations
3003 Rev P4 Proposed Ground Floor
3004 Rev P2 Proposed First Floor
3005 Rev P2 Proposed Second Floor
3800 Rev P1 Proposed GA Sections
3603 Rev P1 Proposed Elevations east and west
3602 Rev P4 Proposed elevations north and south
3008 Rev P2 Proposed roof plan

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2
The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3
The development hereby permitted shall not commence on the roof structure and covering, curtain wall glazing and door openings until a materials schedule has been submitted for the consideration and written approval of the Local Planning Authority and samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

4
The development hereby permitted shall be undertaken wholly in accordance with the materials approved by condition 3 and retained for the life of the development thereafter.

5
Prior to construction of the boundary treatment to the western boundary of the site, full details of a decorative boundary treatment to include an element of Public Art shall be submitted for the consideration and written approval of the Local Planning Authority.

6
Notwithstanding the drawings as submitted, the details approved under condition 5 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained and maintained thereafter.

7
Prior to first occupation of the development hereby permitted full details of secure and weatherproof cycle storage for staff and visitors, including their number, type and location, shall be submitted for the consideration and written approval of the Local Planning Authority

8
The details approved under condition 7 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

9
Prior to first occupation of the development hereby permitted full details of shower rooms and locker storage for staff shall be submitted for the consideration and written approval of the Local Planning Authority

10
The shower room and locker storage details approved under condition 9 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

11
Prior to first occupation of the development hereby permitted a Deliveries and Servicing Management Plan shall be submitted for the consideration and written approval of the Local Planning Authority.

12
The Deliveries and Servicing Management Plan approved under condition 11 shall be implemented wholly in accordance with the approved details at all times for the life of the development.

13
Prior to first occupation of the development hereby permitted full details of safety measures in the form of a raised plateau at the access to the site to make pedestrians and cyclists aware of the approach to Pipewellgate shall be submitted for the consideration and written approval of the Local Planning Authority.

14
The safety measures approved under condition 13 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted.

15
Prior to first occupation of the development hereby permitted a Car Park Management Plan shall be submitted for the consideration and written approval of the Local Planning Authority.

16
The Car Park Management Plan approved under condition 15 shall be

implemented wholly in accordance with the approved details at all times for the life of the development.

17
The development hereby permitted shall not be occupied until the submission of a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the hereby approved Framework Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

18
The Travel Plan approved under condition 17, and as subsequently revised, shall be wholly implemented in accordance with the approved details for the life of the development

19
The development hereby permitted shall be carried out wholly in accordance with the submitted Flood Risk Assessment (ref JCC19-020-C-01 Rev 02 by James Christopher Consulting) and the mitigation measures it details on the proposed site layout, including door opening and windows, wholly in accordance with Drawing PWS-RYD-ZZ-00-DR-A-0401 included within the specified Flood Risk Assessment.

These mitigation measures shall be fully implemented prior to first occupation of the development hereby permitted. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

20
The development hereby permitted shall not commence until a Demolition and Construction Management Plan (DCMP) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include :

- a dust management plan
- a noise management plan
- pollution prevention measures

- contractor parking
- details of delivery arrangements, hours and routing
- measures to limit and manage transfer of debris on to the highway
- protection of habitats/ecological features and protected and priority species

The DCMP shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The content of the method statement shall include timescales and details of measures to be implemented to avoid/minimise the residual risk of harm to individual species during the construction and operations phases of the development; and to ensure, where possible, local populations are maintained at or above their current levels.

Reason for prior to commencement condition
The DCMP must demonstrate that the residential amenities of adjacent properties will be protected and to minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

21
The DCMP approved under condition 20 shall be wholly adhered to at all times during the demolition and construction phases of the development hereby permitted

22
Prior to first occupation of the development hereby permitted full details of the location and method of fixing of an external lighting scheme, including a rendered image illustrating the final scheme shall be submitted for the consideration and written approval of the Local Planning Authority.

The lighting scheme shall:
- minimise the impact on heritage assets in the vicinity and
- minimise the impact on those areas/features on, or immediately adjacent to the site that are particularly sensitive for biodiversity, including bats;

23
Prior to first occupation of the development hereby permitted the details approved under condition 22 shall be installed wholly in accordance with the specifications and locations set out in the approved lighting scheme, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

24
Prior to construction of the roof interventions of the development hereby permitted full details of the thickness of glazing, ventilation measures and roof insulation and the acoustic qualities shall be submitted for the

consideration and written approval of the Local Planning Authority. The internal noise levels to be achieved shall be in accordance with BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' Table 2, i.e. between 45-50 LAeq,T dB.

25
The measures approved at condition 24 shall be implemented wholly in accordance with the approved details and retained and maintained for the life of the development.

26
Unless otherwise approved in writing by the Local Planning Authority, all works, demolition and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

27
Deliveries to the operational phase of the development hereby permitted shall only be between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays to protect the amenity of the residents.

28
Reasonable access shall be afforded to any Local Planning Authority nominated person for the purposes of archaeological research who shall be allowed to observe the excavations of the lift shaft, record items of interest and finds and, if reasonable, remove them to an approved location. A copy of the investigation results shall be submitted to the Local Planning Authority within three months of the completion of the field investigation.

Date of Committee: 25 September 2019	
Application Number and Address: DC/19/00863/FUL Dene House Durham Road Gateshead NE9 5AE	**Applicant:** Mr Peter Charlton
Proposal: VARIATION OF CONDITION 1 (approved plans) of DC/19/00411/FUL involving revised floor plans and elevations, window replacement, timber boarding applied to ground floor bay window, cill lowering and repointing.	
Declarations of Interest: **Name** **Nature of Interest** None	

List of speakers and details of any additional information submitted:

Further representations made

Two further letters of representation have been received.

The concerns raised in addition to those summarised on the main agenda are:

The first additional objector has said the proposal is against the wishes of residents; this has been addressed on the main agenda.

The second additional objector has said soil vent pipes are not present on any property in Littledene and as this apartment is becoming part of Littledene it will be out of character with the rest of the Street.

Officers note that the existing Dene House building has existing black cast iron soil vent pipes and the proposals will not change the appearance of Dene House. It should be reiterated that the Littledene dwellings were constructed in the grounds of Dene House. The difference in the appearance of the downpipes is not a material planning consideration.

The same objector has said all houses in Littledene look the same and as it is in a conservation area the proposals should respect the original design of the street.

As the comment above, officers are of the opinion that replacement windows will not harm the character and appearance of Saltwell Conservation Area.

The same objector has said construction vehicles, delivery trucks, future residents and visitors to the basement flat will increase traffic on East Park Road will increase the chances of a person/child walking at the risk of an accident. In addition, tradesmen on the site will need somewhere to park, where will this be?

The objector continues that if traffic surveys are done at appropriate times then they will notice that residents do use their drives and the cars parked in the street, bumped up on kerbs, tend to be visitors not only to the street but to Saltwell Park, and even employees in Saltwell Park. The survey needs to bear in mind that people in Littledene do work as well so doing it 9am-5pm provides false results!

Officers would wish to point out that the traffic impacts of the proposal were considered previously by Committee under planning application DC/19/00411/FUL. There is no part of this current application that would increase traffic movements.

The same objector has said tiles over the bay windows are a feature of the house, wooden boarding changes this characteristic of the property. No reason why tiles couldn't be used apart from cost.

Officers have recommended a condition to secure the final details of the timber appearance boarding. There is no justification for insisting on the retention of the small area of hanging tiles above the ground floor window as it is considered its removal will not have a harmful impact upon Saltwell Conservation Area.

The same objector has commented that the plan 8546c-04e pr plan 100 a1 - revision details are incorrect as doesn't mention anything about the changes to unit 1 and are therefore invalid and misleading.

Officers are satisfied that the proposed amendments i.e. the subject of this application are clearly indicated on drawing 8546c-04E, Proposed Floor Plans. The revisions listed in the title bar are entitled Revision F but this does not prevent the drawing submitted being listed in the recommended approved plans condition.

The same objector states that large patio doors in unit 1 will mean they are very overlooked by other properties in Littledene.

Officers note that the proposed glazed doors simply replace existing windows and do not propose to increase the glazed area.

The objector has said the area already has a abundance of developments that have just been completed or are in the process of being completed. This is over development of a building that isn't needed.

Have the effects on schools and other public services etc been taken into consideration?

Officers would highlight that the principle of the development and all material planning considerations were considered and approved by Committee under planning permission DC/18/01206/FUL.

This objector has alleged that the applicant is trying to change plans and add additions under the radar of the committee as a blatant attempt to pull the wool over the eyes of committee members who are looking after public interests.

Officers would like to point out that the two previous applications DC/18/01206/FUL and DC/19/00411/FUL were both considered and approved by Committee.

Finally, this objector alleges that the proposals are backed because the Council sold the building to developer.

Officers can confirm that the Council did not sell the building to the developer.

Condition 2 should read 2022 instead of 2021

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1) The development shall be carried out in complete accordance with the approved plan(s) as detailed below –

8546c-01	Location Plan
8546c-02F	Existing & Proposed Site Plan
8546c-03	Existing Plans
8546c-04E	Proposed Plans
8546c-05	Existing Elevations
8546c-06D	Proposed Elevations
8546c-07	Proposed Cycle Store
8546c-08A	Proposed Workshop
A4 drawing Typical Gas barrier 10	
Visqueen data sheet	

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2) The development to which this permission relates must be commenced not later than the 21 February 2022.

3) Prior to first occupation of the development hereby permitted the gas membrane/gas protection measures indicated on A4 drawing Typical Gas barrier 10 and Visqueen data sheet received on 8 February 2019 shall be installed wholly in accordance with the approved details.

4) Prior to commencement of the development hereby permitted a Preliminary Risk Assessment shall be undertaken and submitted for the consideration and written approval of the Local Planning Authority.

Should the findings of the Preliminary Risk Assessment indicate an intrusive site investigation with a Phase II Detailed Risk Assessment is required, these shall be undertaken and a report of the findings submitted for the consideration and written approval of the Local Planning Authority.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site, controlled waters and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide

recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment of this area. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and proposed validation strategy. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

N.B. The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape / garden areas.

Reason for pre commencement condition

To ensure the approved remediation measures are undertaken prior to commencement of the development hereby permitted to ensure risks to future users of the land are minimised.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

5) The details of remediation measures approved under condition 4 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason for pre commencement condition

To ensure risks to future users of the land are minimised.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission

6) Following completion of the remediation measures approved under condition 5 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted

7) During development works, any contaminated material observed during excavation of the existing ground should be screened and removed. If any areas of contaminated ground, that had not previously been identified, are encountered during development works, then operations should cease in that area, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

8) No development shall commence on the development hereby permitted until a Demolition and Construction Management Plan (CMP) for the development has been submitted to and approved

in writing by the Local Planning Authority.

The CMP shall include :

- full asbestos survey and proposed controls and management of any asbestos found
- a dust management plan
- a noise management plan
- pollution prevention measures
- contractor parking
- details of delivery arrangements including hours
- measures to limit and manage transfer of debris on to the highway

Reason for pre commencement condition

The proposed CMP must demonstrate that the demolition and construction operations will not harm residential amenities or highway safety before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission

9) The CMP approved under condition 8 shall be wholly implemented and adhered to for the full duration of the demolition and construction of the development hereby permitted

10) The tree protection measures indicated on drawing 160/PA/01 Tree Constraints Protection Plan and Planting Proposals shall be implemented wholly in accordance with the details prior to the commencement of the development hereby permitted and retained for the duration of the construction of the development

Reason for prior to commencement condition

The proposed tree protection measures must be retained to ensure there can be no damage during construction of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

11) Development shall not progress above damp proof course until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. The materials shall include:

timber appearance cladding
flat roof covering
grey upvc windows
grey render
permeable block paving

12) The materials approved under condition 11 shall be implemented wholly in accordance with the approved details and retained for the life of the development

13) Prior to the development hereby permitted progressing above damp proof course final largescale details of the conservation rooflights for the single storey flat roof shall be provided for the consideration and written approval of the Local Planning Authority

14) The details approved under condition 13 shall be implemented wholly in accordance with the approved details prior to first occupation of Unit 3 and retained for the life of the development thereafter

15) Prior to first occupation of the development hereby permitted details of autotracking of the turning head by a refuse wagon shall be submitted for the consideration and written approval of the Local Planning Authority. If the autotracking demonstrates that there is an overrun over the footpath then details of an extension of the imprint paving into the development site to create a small shared surface area with a segregated footway to include a demarcation between the adopted highway and private drive must be submitted for the consideration and written approval of the Local Planning Authority.

16) The details approved under condition 15 shall be implemented wholly in accordance with the approved details prior to the first occupation of any part of the development and retained clear for the purposes of turning vehicles and for the life of the development thereafter.

17) Prior to first occupation of the development hereby permitted a lighting scheme for the proposed footpaths and parking areas of the development site shall be submitted to and approved in writing by the local planning authority.

18) The details approved under condition 17 shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter.

19) Prior to first occupation of the development hereby permitted, details of warning signs to be installed within the site advising drivers of the potential for cyclists crossing ahead shall be submitted for the consideration and written approval of the Local Planning Authority. The scheme should include a red triangle warning sign to TSRGD diagram 950.

20) The details approved under condition 19 shall be implemented wholly in accordance with the approved details and retained thereafter for the life of the development.

21) Prior to first occupation of the development hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

22) The electric vehicle charging points approved at condition 21 shall be provided in accordance with the approved details prior to the development being first occupied and be retained thereafter.

23) Unless otherwise approved in writing by the Local Planning Authority, all works, demolition and ancillary operations in connection with the construction of the development hereby permitted, including the use of any equipment on the site, shall be carried out only between 08:00 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. Internal works within dwellings shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1800 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

24) The driveway to unit 6 shall have a minimum visibility splay of 2m x 2m with no obstruction above 600mm.

25) No dwelling of the development hereby permitted shall be first occupied until final details of the cycle parking provision for that dwelling is submitted to and approved in writing by the Local Planning Authority and the cycle parking shall be provided on site prior to the occupation of each respective dwelling in accordance with the approved details.

26) Upon first occupation of each dwelling a sustainable travel welcome pack shall be provided to each of the new residents to inform of sustainable travel options to include bus timetables and cycle maps.

27) The recommendations at Section H of the Bat Survey dated December 2018 prepared by Taryn Rodgers of E3 Ecology shall be implemented in full for the life of the development

28) No gate shall be installed across the access opening on Durham Road without details having first been submitted to the Local Planning Authority for consideration and written approval. The details shall include a minimum 6m set back from the boundary wall along Durham Road.

The approved gate shall be installed thereafter and retained for the life of the development.

The approved gate to Littledene shall be automated and maintained as such for the life of the development.

29) No development hereby permitted shall take place until a programme of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place.

Reason for pre commencement condition

To ensure that the non designated heritage asset is recorded for the archives.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.