

KEY INFORMATION

Ward The Ferry

Proposal

Erection of supported living community, comprising of 60 flats and communal facilities

Address

Land to East of Nursing Home
Linlathen Road
Dundee

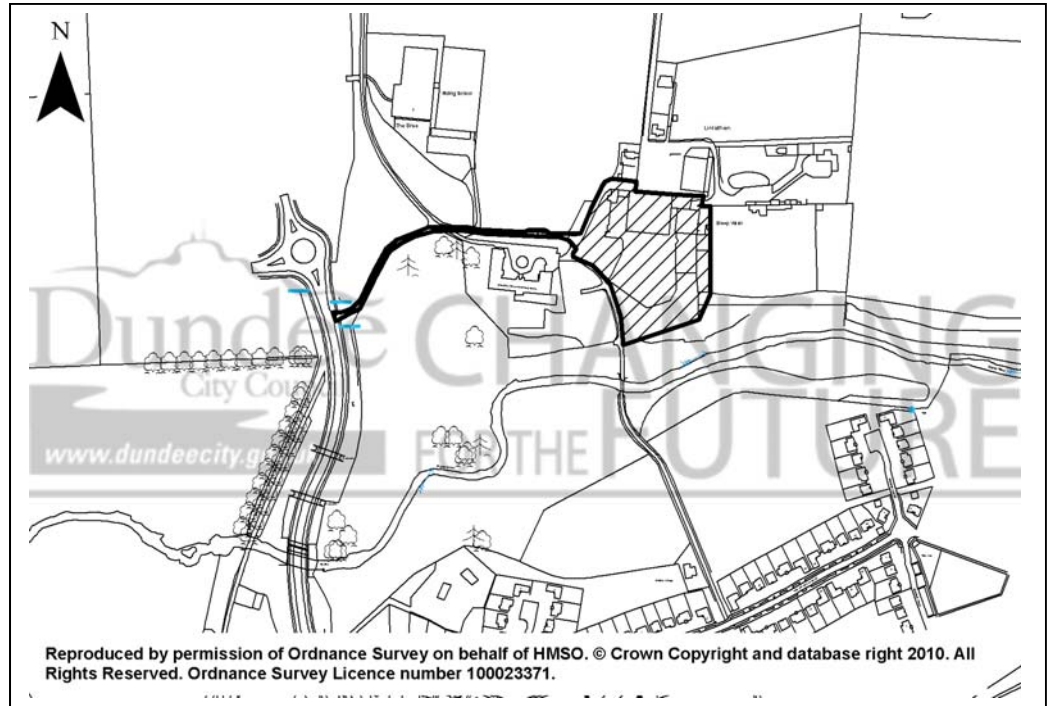
Applicant

Romead (Linlathen) Ltd
Commercial House
2 Rubislaw Terrace
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AB10 1XE

Agent

KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA

Registered 10 May 2010



Proposed Retirement Complex at Linlathen, Arbroath Road

The erection of a supported living community, comprising of 60 flats and communal facilities is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

It is considered that the application is contrary to Policies of the Dundee and Angus Structure Plan 2001-2016 and the Dundee Local Plan Review 2005 but that there are significant material considerations to justify approval of the application. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks full planning permission for the erection of a supported living community comprising of 60 flats and communal facilities. The development would take the form of a two and a half storey structure set around a courtyard garden area.
- The application does not comply with the Development Plan.
- No objections were received to the application but the Broughty Ferry Community Council raised concerns with some aspects of the development.
- There are material considerations of sufficient weight to justify approval of the application contrary to the Development Plan. This would be subject to a Section 75 legal agreement in relation to the restriction of age of the occupiers, upgrading of surrounding footpaths, making good of existing buildings and early implementation of the proposals.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Housing Policy 2: Dundee and South Angus Housing Market Area - This policy targets brownfield development in the City Centre, Stobswell/Baxter Park area and the north west of the City. In addition, the development of houses rather than flats is the favoured option.

Housing Policy 5: Countryside Housing - This policy encourages sensitive residential development through the conversion and redevelopment of existing traditional buildings in preference to new build.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 74: New Development in the Open Countryside

The site is allocated as Open Countryside (Policy 74) in the Local Plan. Policy 74 provides a number of incidences when it will be acceptable to build in the open countryside.

Policy 2 Housing Land Release - the Local Plan encourages brownfield reuse as a priority with mixed use tenure.

Policy 4 Design of New Housing and Appendix 1 - provides guidance on the standards generally sought for new residential development.

Policy 10 Non-Mainstream Residential Uses - this Policy advises on the formation of new residential uses falling into a non mainstream category such as nursing homes.

Scottish Planning Policies, Planning Advice Notes and Circulars

SPP (Scottish Planning Policy) document.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

A large proportion of the site has retained signs of previous development due to the agricultural buildings which remain, albeit in a disused condition. There is however, a small proportion to the south where there is no visible evidence of development due to the sloping nature of this section. Taking the above into consideration, it is considered this site is brownfield.

PUBLIC PARTICIPATION

The applicant has demonstrated through the submitted pre-application Consultation Report that the requirements of Section 7 Paragraph 2(B) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 have been met. The applicants have consulted with members of the local community including the local Community Council.

A public open day was held at the Woodlands Hotel Broughty Ferry on Monday 7th December 2009 between the hours of 10.30am and 7.30 pm which was advertised in the Courier not less than 7 days previously. The event was attended by few people but included the Broughty Ferry Community Council and three members of the public.

In addition to the consultation events organised and administered by the applicant, the Council has also followed the statutory neighbour notification procedures stipulated by Regulation 18 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2009.

This application was advertised in the Dundee Evening Telegraph as Development Contravening the Development Plan. No objections were received.

Comments were received from the Broughty Ferry Community Council which shall be discussed below under the Consultations Section of the Report.

CONSULTATIONS

Broughty Ferry Community Council provided the following comments:

- the development seems to encroach on greenfield land and therefore may exceed the greenfield housing allocation in the local plan;
- the site is rather isolated and car dependent. There is no public transport and there are no services/facilities nearby that "supported" individuals may need;
- concerns regarding the capacity for dealing with additional sewerage;
- concerns that the development may lead to flood risk;
- some of the surrounding footpaths are inadequate for ambulant residents;
- a good feature of the application is the re-use (as "common rooms") of the large existing stone-built building; and
- contamination.

The above comments shall be considered in the Observations Section of the report.

Environmental Health and Trading Standards have advised that they have reviewed the noise report submitted with the application and would advise that the recommendations of which should be conditioned to be implemented in the event of permission being granted.

In addition, in order to safeguard the residents from potential ventilation/mechanical plant and noise break-out, a condition would be applied to limit the noise from such plant in the event of the grant of permission.

Scottish Water - they have advised that they do not have any objections to the proposal from the details provided.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with

the development plan unless material considerations indicate otherwise.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Dundee and Angus Structure Plan 2001-2016

Housing Policy 2: Dundee and South Angus Housing Market Area - this policy targets brownfield development in the City Centre, Stobswell/Baxter Park area and the north west of the City. In addition, the development of houses rather than flats is the favoured option. As the site is brownfield it does not impinge on greenfield release.

Consequently, as this is not an identified brownfield location nor could be considered as a priority area and as a flatted style of development is being proposed this application is contrary to this policy.

Housing Policy 5: Countryside Housing - this policy encourages sensitive residential development and one mechanism for achieving this is through the conversion and redevelopment of existing traditional buildings in preference to new build.

Although there is some retention of existing buildings, the majority are being demolished. As such this proposal does not fully comply with Policy 5.

Dundee Local Plan Review 2005

Policy 74 Open Countryside - the site is allocated as Open Countryside (Policy 74) in the Local Plan. Policy 74 provides a number of incidences when it will be acceptable to build in the open countryside. These included incidences where the proposed development is located within an existing building group or the proposed development involves the restoration of an existing building worthy of retention or the proposed development is supported by an agricultural justification. The proposed building is located close to the existing nursing home and small cottages to the north but could not be considered to be within an existing building group as specified in the requirements of this policy.

Consequently, the application is contrary to Policy 74.

Due to the nature of the application there are a number of other policies which are applicable.

Policy 2 Housing Land Release - the Local Plan encourages brownfield reuse as a priority with mixed use tenure. This site is not an identified site nor is it located within a Housing Investment Focus Area. Due to the current economic climate it is important to manage those identified brownfield sites.

The proposed development is considered to be a hybrid model of residential accommodation and the concept of development will be unique to Dundee. It aims to meet the increasing demand for specific care based residential accommodation for an increasingly elderly population but retains features similar to that of main stream residential development.

This proposal is for the development of 60 flats based around a courtyard garden with a communal dining area. No other communal facilities form part of this planning application although the applicant has indicated a wish to further enhance facilities on site by the provision of additional facilities at some point in the future within some of the existing agricultural buildings. There are several features which when read together set the development apart from regular mainstream residential developments. These are:

- availability 24 hours a day, 7 days a week of a range of personal care;
- pull cords on every room and intercom to manager;
- service charge on every resident;
- communal facilities;
- range of social and recreational activities;
- support services offering help with domestic cleaning, paying bills and shopping etc;
- barrier free design accessible for those with mobility and sensory impairment;
- meals available in restaurant or in own room; and
- staff facilities and sleepover facilities.

- secure entrance and exits;
- storage for mobility aids;

However, the development in all other senses is akin to a regular mainstream flatted development. It is therefore considered appropriate to assess the application against both Policies 4 and 10 of the Dundee Local Plan Review 2005.

Policy 4 Design of New Housing and Appendix 1 - in terms of Policy 4 and Appendix 1, given its location this site requires to be assessed against the village standards. Appendix 1 does not allow for the development of flats unless it involves the conversion of a listed building. As a result of this requirement, the application is not capable of complying with the relevant standards set out in Appendix 1 in relation to Policy 4 and the principle of the development is not accepted in this regard. Consequently, the development is contrary to Policy 4 and Appendix 1.

As already discussed above, due to the specialised nature of the proposed accommodation it is considered appropriate to assess the application in terms of Policy 10 of the Dundee Local Plan Review 2005.

Policy 10 Non-mainstream Residential Uses - the applicant has sought to demonstrate that the proposed form of development falls into the non mainstream residential category this includes providing details of the range of services included as listed above.

It is recognised that with an ageing population the demand for particular types of non mainstream housing may increase. Therefore this policy supports in principle the development of facilities for the elderly. However, there are a number of criteria that the application needs to be assessed against.

In terms of criterion (a) the elevations illustrate that this proposal will predominantly be a two and a half storey development. The applicant's agent has provided further information regarding the design concept in this regard and in addition the Design Statement submitted when the application was lodged. Flats are central to the concept of creating a "village" feel and providing a secure feeling internal courtyard. The type of accommodation to be provided provides an environment where

residents do not have the responsibility of building maintenance or gardening commitments.

The existing nursing home to the west of the site, whilst being of a low profile design utilises modern materials and is of only a satisfactory standard with the design being relatively bland.

In terms of the current proposal, the proportions are intended to reflect the traditional nature of some of the farmhouses that would have once existed in the area and in addition the materials proposed are to be of high quality. This could be the subject of a condition to any grant of permission should Members be of the mind to approve the application and would ensure that the final appearance of the development would be of an acceptable quality that would enhance the surrounding area.

Due to the distances to the nearest properties, there are no issues of overshadowing or overlooking anticipated to arise as a result of the proposed development.

Criterion B of Policy 10 states that the site should be well located to give access to a range of local services and facilities and is accessible by public transport.

It is considered that due to the unique nature of the use proposed it was not envisaged by Policy 10 which anticipated regular types of nursing home and sheltered complexes. However, in terms of the location in relation to local services and its semi rural location with limited public transport in the area, it is considered that the application fails to comply with this requirement.

In terms of criterion (c) Linlathen Nursing Home is located to the west of the site. It is considered that this proposal would not be likely to lead to a concentration of non-mainstream residential uses in this immediate area due to the unique nature of the development model being proposed.

Criterion (d) requires that adequate parking provision is provided. It is proposed to provide approximately 69 car parking spaces this includes 47 resident, 9 staff and 13 visitor spaces. Taking into consideration the restricted demographics of the residents the levels outlined above are considered to be acceptable.

Criterion (e) requires that appropriate amenity space is provided. This proposal will provide a garden area to the north west of the site. The flats will also be built around a courtyard garden. Over the main residents access on the south facade there will be two smaller meeting areas with views over the Dighty Burn and walkway. New planting is also promoted in the Landscape Report which accompanies the application to help to provide an attractive setting which the residents can meander through and also assist in the landscapes ability to absorb a largely new build development of this scale.

In terms of criterion (f), as stated above in relation to criterion (a) it is considered that the design of this development is acceptable. Furthermore the generous planting within the landscape and the existing tree coverage should help to lessen the impact of a 2 and a half storey building in this location. The proposed materials are to be of high quality and the proportions of the new build are of a traditional nature. The retention of some of the existing structures on site will help to integrate the old with the new and ensure a high quality development results.

Taking the above into consideration, it is concluded that the proposal is not capable of fully complying with the requirements of Policy 10 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

1 Applicants Supporting Information

The applicant has submitted a large volume of information to support the application which will now be discussed as below.

Bat survey - a bat survey was carried out due to the nature of the surrounding area in terms of vacant buildings, which can often result in the presence of bats. Due to there being some evidence of a small number of bat species mitigation measures are suggested to reduce the impact that any development would have. In the event of a grant of permission, a condition shall be applied to ensure that these mitigation measures are fully implemented.

Ecology Study - the countryside setting for the development together with the variety of trees, vegetation and vacant buildings meant that an ecology study was appropriate to undertake. No protected species were found during the survey but it is recommended that should the development take place more than 12 months from the survey, an update survey should be carried out in order to ensure the resource has not changed. In addition, some stands of giant hogweed were recorded within the study site during the survey which due to its contaminative nature requires to be carefully controlled and disposed of. Conditions can be attached to any grant of permission to deal with these findings should Members be of a mind to approve the application.

Landscape Study - the applicant submitted a landscape study along with the application. The study set out which areas of existing planting would be retained. The main areas considered to contribute to the setting of the site are to be retained and enhanced by the provision of additional planting of native trees and fruit trees within the shared grounds to provide further diversity and be of use to local residents. The details of new planting would require to be agreed as part of a condition of any grant of permission.

Contamination - a Phase 1 Preliminary Risk Assessment Report was carried out and the Contamination Section of the Environmental Health and Trading Standards Department have agreed with the findings that an intrusive investigation is required. This can be dealt with by condition of any permission.

Transport Statement - the applicant has submitted a Transport statement in support of the application. It has been assessed and found to be acceptable from a traffic point of view.

Drainage Impact Assessment - this matter will be the subject of a condition prior to the development of works on site should the Members be of a mind to approve the application.

Supporting Planning Document - the applicant submitted a comprehensive Supporting Statement. The document provides a description of the site and its location along with its history and a full description of the development proposed. The document discusses the relevance of the Scottish Planning Policy (SPP) document issued by the

Scottish Government. It also states that the proposal addresses the demand for a niche market residential development.

It also makes mention of the TayPlan main issues report dated April 2010 and the need to address the different needs of an ageing population.

In terms of the Dundee and Angus Structure Plan the statement considers that the application accords with the Plan in that "it is responding to a specific residential need, and one which is set to grow in the short/medium term as death rates fall and a rise in those of pensionable age occurs".

It goes on to say that the "redevelopment of this brownfield site as a retirement village is in accordance with Policy 2 in that it will make a positive contribution to the choice of housing in the wider Dundee area".

The relevant policies of the Structure Plan has been discussed above in the Observations Section of the report and it was concluded that the proposal is not in compliance with them, contrary to the view expressed by the applicant above.

The statement also refers to Policies of the Dundee Local Plan Review 2005 and concludes that the proposal in compliance with those Policies. The Policy position has also been set out in the Observations Section of the report above in relation to the Dundee Local Plan Review 2005 and it was concluded that the application does not accord with some of the requirements.

The Statement sets out three main considerations which they believe support approval of the application:

Lack of available land for retirement homes - the application states that the proposal is a unique concept requiring a unique location and it is acknowledged that it does not easily fit with current Policy. They consider that the site is an ideal location for the use as there is the scope to utilise the village concept, the location allows residents to enjoy security, countryside views and feel, there are no allocated sites of suitable size and location within the eastern side of the city and existing buildings on site where possible shall be retained and redeveloped.

Unsuitable nature of allocated or consented sites - other possible

locations have been assessed by the applicant but non of which were judged to be of a suitable quality of area, size, amenity and within walking distances of amenities. Most allocated brownfield sites are within central urban areas or constitute areas of proposed renewal and this makes them unsuitable for this development.

Preferable nature of site - the applicants consider that the semi rural location is ideal since it will provide peaceful surroundings but will still be well related to Broughty Ferry and Dundee.

2 Community Council Concerns

The development seems to encroach on greenfield land and therefore may exceed the greenfield housing allocation in the local plan

As discussed above, the site is considered to be a brownfield site due to the presence of buildings on site.

The site is rather isolated and car dependent. There is no public transport and there are no services/facilities nearby that 'supported' individuals may need

The issue of accessibility is discussed in the section below.

Concerns regarding the capacity for dealing with additional sewerage.

Concerns that the development may lead to flood risk.

These issues have been addressed by the submission of the Drainage Impact Assessment and SUDS information which will be the subject of a condition to any grant of permission should Members be minded to approve the application.

Some of the surrounding footpaths are inadequate for ambulant residents.

The footpaths have been discussed in relation to Policy 10 and it is considered that these should be upgraded as part of the proposals and a contribution from the developer would therefore be sought for this to be carried out.

A good feature of the application is the re-use (as 'common rooms') of the large existing stone-built building.

It is agreed that the re use of some of the features on site will enhance the quality of the development. The remaining building on site not forming part of the current development

proposals shall be included in the detail of a Section 75 Agreement to ensure it is maintained in a condition which will allow for its future use.

Contamination - the applications have submitted the required study to the satisfaction of the Contaminated Land section of the Council. Further information will be required prior to development which can be dealt with by condition.

3 Justification for Departure from Development Plan

The determining issue for this application relates to whether there are sufficient material considerations to justify a departure from the Development Plan. It is considered that this can be justified for the following reasons.

The site is a brownfield site and includes the re-use of existing buildings on site. It does not therefore impact on greenfield housing releases within the city.

The population is living longer and with that there is a need to cater for appropriate residential facilities for those age groups. This proposal is catering for a specialised housing need - catering for an increasingly elderly population and offers a choice of accommodation to those falling into that age demographic. Furthermore, it is intended to control the unique nature of the proposed development by means of a Section 75 agreement.

The proposal fits within the concept of non-mainstream housing envisaged in Policy 10 of the Adopted Local Plan with the sole exception of access to local services and facilities and this deficiency is addressed by the lack of suitable sites for this particular concept of development and the proposals for a shuttle bus/contract taxi service.

The proposal does not undermine the core land use and environmental strategies of the Development Plan.

4 Accessibility Issues

As discussed in relation to Policy 10 of the Dundee Local Plan Review 2005, the site should be appropriately located to take account of the type of residents to occupy the development.

The applicants have proposed to provide a shuttle bus service or contract taxi service which is intended to reduce the overall level of reliance on private cars in the development.

The details have not been finalised by the applicant but it is intended to provide transport to several surrounding areas including Broughty Ferry and the nearby supermarket at West Pitkerro.

The footpath to the west of the site links to the south but is currently in a poor condition. It is considered that it may be appropriate to seek financial contributions towards the repair of the footpath leading south towards the Dighty Burn along the western edge of the site. This would help to ensure the accessibility of the site to those capable of walking to the nearest facilities. It will be the subject of a Section 75 legal Agreement in relation to the site in the event Members are minded approve the application.

It is considered that the above measures will go some way towards achieving a high level of compliance with the requirements of Policy 10 of the Dundee Local Plan Review 2005.

5 Pre-determination Hearing

It has been concluded that the application is contrary to Policies 2 and 5 of the Structure Plan and Policies 2,4,10 and 74 of the adopted Local Plan. However, the use proposed does not easily fit with some of the Policies due to its unique nature and it has been demonstrated in the Observations section above that the proposal does not undermine the core land use and environmental strategies of the Development Plan or the viability of Dundee as a regional centre. In this respect the application is not considered to be 'significantly' contrary to the Development Plan and therefore did not require to be the subject of a pre-determination hearing.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

The applicant's agent has provided information regarding the design concept in this regard in addition to a Design Statement submitted when the application was lodged. Flats are central to the concept of creating a "village" feel and providing a secure feeling internal courtyard.

The existing nursing home to the west of the site, whilst being of a low profile design utilises modern materials and is of only a satisfactory standard with the design being relatively bland.

In terms of the current proposal, the proportions are intended to reflect the traditional nature of some of the farmhouses that would have once existed in the area and in addition the materials proposed are to be of high quality. This could be the subject of a condition to any grant of permission should Members be of the mind to approve the application and would ensure that the final appearance of the development would be of an acceptable quality that would enhance the surrounding area.

The reuse of some buildings on site will enhance the quality of the development and help to integrate the new building into the landscape.

CONCLUSION

It is concluded that the application is contrary to Policies of the Dundee and Angus Structure Plan 2001- 2016 and the Dundee Local Plan Review 2005 but that there are significant material considerations to justify approval of the application.

RECOMMENDATION

Recommendation 1

This planning permission shall not be issued unless and until an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 as amended between the Council and all parties with appropriate interests in the land has been recorded. This agreement will relate to:

- 1 The fact that the supported living community on the approved plans shall be occupied solely by a person over the age of sixty years or eligible to receive a government pension in respect of disability or in the case of a unit occupied by more than one person by at least one occupant who must be over the age of sixty years or eligible to receive a government pension in relation to disability and in any event no occupants of any unit shall be under the age of fifty years.

- 2 The upgrading of the footpath immediately to the west of the site leading to Linlathen Bridge necessitated to provide safe access to the proposed development.
- 3 The developer making the existing stone byre at the North West corner of the site wind and water tight prior to the first occupation of any units on site
- 4 A mechanism for achieving an early implementation and completion of the development.

Recommendation 2

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within two years from the date of this permission.
- 2 Prior to the commencement of development on site full details of the finishing materials for the entire site shall be submitted to and approved in writing by the Council. The scheme shall thereafter be implemented in full accordance with the agreed details.
- 3 The mitigation measures detailed in the bat survey (by Eden Ecology Limited) approved as part of this application shall be carried out in full accordance with the recommendations contained therein. Any proposed deviations to the mitigation methods shall be agreed in writing with the Council prior to development of the site.
- 4 Prior to the commencement of development on site a scheme to remove the Hogweed on site shall be submitted to and approved in writing by the Council.
- 5 No development shall take place until there has been submitted to and approved by the planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development.

6 Development shall not begin until the investigation and risk assessment proposed in the submitted Stage I Desk Study are completed and, if necessary, a remediation strategy to deal with contamination at the site has been submitted to and approved in writing by the planning authority.

The strategy shall contain proposals to deal with contamination to include:

- a the nature, extent and type(s) of contamination on the site.;
- b measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
- c measures to deal with contamination during construction works; and
- d verification of the condition of the site on completion of decontamination measures.

7 Before any unit is occupied the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority

8 Prior to the commencement of development, full details of the waste and recycling facilities on site shall be provided to and approved in writing by the Council. The development shall be provided with the relevant bin facilities in full accordance with the agreed details.

9 Surface water from the proposed development shall be dealt with using Sustainable Urban Drainage System techniques as advocated in the SUDS Manual (CIRIA 697). Full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site. Thereafter, all works

approved by virtue of this submission shall be carried out in full. For the avoidance of doubt, all information submitted to the Council should comply with the adoptable standards of Scottish Water and SEPA.

10 Prior to the commencement of development on site full details of the passing places proposed as part of the works shall be submitted to and approved in writing by the Council. The agreed details shall be fully implemented as part of the works on site.

11 The recommendations set out in the Noise Report submitted in support of the application by Charlie Fleming dated 18 January 2008 shall be fully implemented as part of the approved development.

12 The total noise from all M & E plant shall not exceed NR 35 as measured 1 metre external to the facade of adjacent residential accommodation and, furthermore, shall not exceed NR 25 within any adjoining residential property.

13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the Archaeology Service and approved by the Planning Authority.

Reasons

- 1 In order to achieve early implementation of the scheme.
- 2 In order to ensure that the appearance of the development is of high quality.
- 3 In order to reduce the likelihood of disturbance to bats.
- 4 This species is highly contagious and damaging to the environment and requires careful control and disposal.
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

6 To ensure the site is fit for the purpose proposed

7 To ensure the site is fit for the purpose proposed.

8 In order to ensure the development is provided with appropriate bin and recycling facilities.

9 In the interests of ensuring that run-off from the road is both treated and attenuated to prevent contamination of water sources and instances of localised flooding.

10 In order to ensure they are to an acceptable standard.

11 In order to ensure noise levels do not disturb nearby occupiers of residential properties.

12 In order to safeguard the residents from potential noise break out.

13 In order to ensure the appropriate treatment of any archaeological remains that have the potential to be impacted upon by the development.