

Primary School, Pre-school and Community Centre Development

KEY INFORMATION

Ward Coldside

Address

Land North of Our Ladys
Primary School
Anne Street
Dundee

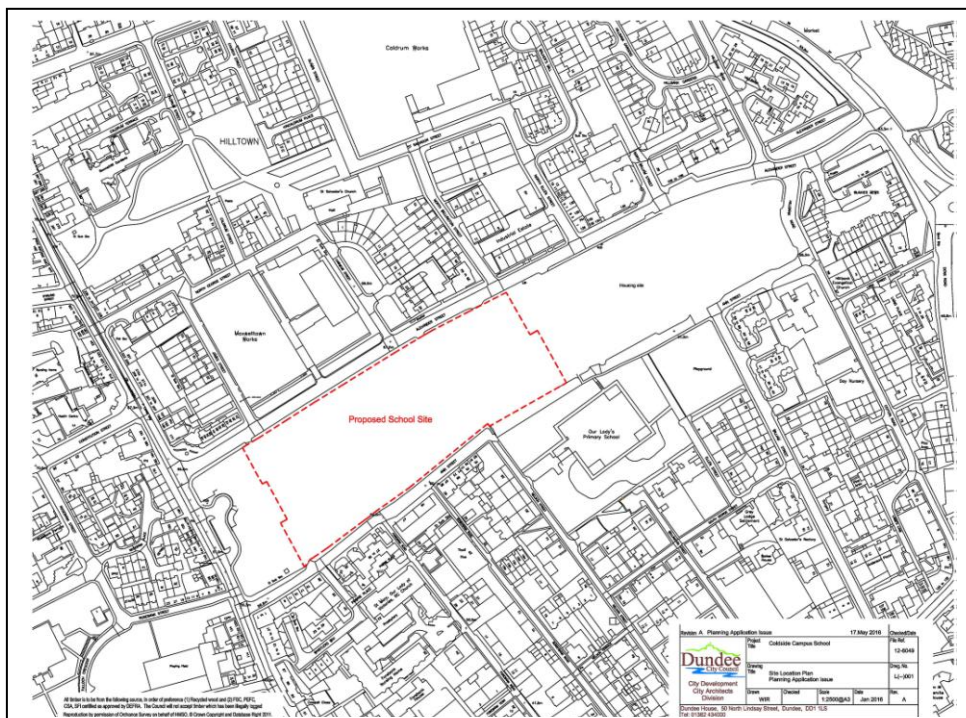
Applicant

Mr Duncan Myers
8 City Square
Dundee
DD1 3BG

Agent

Registered 30 June 2016

Case Officer S Dorward



SUMMARY OF REPORT

- Planning permission is sought for the construction of a new joint campus primary school with attached pre-school centre and community centre.
- The statutory neighbour notification procedure was undertaken, no letters of representation have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee as it constitutes a major development.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O8EM0JGCMN900>

RECOMMENDATION

The application complies with Policies 1 and 2 of the Adopted Strategic TAYplan, Policies 7, 17, 29, 35, 38, 42, 45, 47, 54 and 55 of the Adopted Dundee Local Development Plan and also with Scottish Planning Policy (2014) and PAN 33. The proposals are contrary to the terms of Policy 8 of the Dundee Local Development Plan, however, the potential provision of alternative housing land would justify a departure from the Adopted Development Plan. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL



Figure 1 – Site Plan

- 1.1 Planning permission is sought for the erection of a building with a footprint of 5,100m² to accommodate a primary school, community and pre-school centres, situated centrally to the site and to the south west. The proposals include playground space, and a football pitch and external areas for community use. Sixty four car parking spaces would be provided along with a drop-off and service area for the primary school. A separate 21 parking spaces and drop-off facility would be made available to the pre-school centre. It is proposed to remove a small number of trees within the application site with areas of new planting throughout the school proposed. The anticipated school role would be a maximum of 500 primary children, with an additional 114 pre-school nursery places at the site. The primary school, nursery and community facilities would be located in the same building but each would have separate entrances.
- 1.2 Accommodation is presented over three floor levels, with single storey accommodation parallel to Alexander Street, broken up by the height of the gym and assembly halls. The main pupil areas would be arranged over two floors, stepping down from the main entrance on Alexander Street to playground level, towards Ann Street. The pre-school centre is proposed as single storey accommodation at a lower level than the playground. External finishes are proposed as facing brick and laminate/polyester powder coated aluminium cladding, with a stucco finished aluminium roof covering, a mixture of composite timber and polyester powder coated aluminium windows and doors, and polyester powder coated aluminium rainwater goods. The design of the school has largely been determined by site constraints. Funds have been allocated for the incorporation of public art into the design of the new school.
- 1.3 Boundary treatment is proposed as 2.1 metre high weld mesh fencing to the west and south eastern site boundaries and extending along the northern boundary to Alexander Street. Access to car parking areas would be barrier controlled with drop-off facilities designed as a one way loop. Vehicle and pedestrian gates would be lockable and made secure outside



Figure 2 –Elevations

school hours, the building and external areas would be lit during hours of darkness and a CCTV system put in place. Pedestrian access to the site would be from Ann Street to the pre-school Centre, with 2 gates from Ann Street to the primary school playground and a gate from Alexander Street at the drop-off point to give access to the playground. Access gates would also be provided to the sports pitch area so that this can be available for community use outside school hours.

- 1.4 It is proposed to make use of photovoltaic panels, combined heat and power plant and incorporate high thermal insulation standards and natural ventilation.
- 1.5 In support of the application, the following documents have been submitted: pre-application consultation report, ecology report; site investigation report; education design statement; drainage design statement; transportation assessment; design and access statement and an education design statement.
- 1.6 In accordance with the Council's Scheme of Delegation this application requires to be reported to the Development Management Committee as it is a major planning application.

2 SITE DESCRIPTION

2.1 The application site measures 2.4 hectares and is located to the north of Dundee City Centre within the Hilltown area, on the site of the former Alexander Street high rise flats. The site is located within Inner City Dundee as per the Adopted Dundee Local Development Plan (2014) and forms part of Housing Site H39, which is allocated within the Adopted Local Development Plan with an indicative capacity for 300 units. The site is bound by Alexander Street to the north, Ann Street to the south, and a development site for new housing to



Figure 3 – Site Photo

the east. Adjacent properties to the application site are a mixture of residential, commercial and leisure, with building heights varying from single storey to 6 storeys.

- 2.2 The site is steeply sloping from the north east down to the south west, major slopes are broadly north to south. The site has a fairly open aspect, there are existing buildings to the north and south and to the east side of Hilltown. There is a pedestrian route through the site from Ann Street to Alexander Street towards the eastern boundary, however the core path network extends only down Hilltown and along Ann Street at the boundaries to the application site. There are a small number of trees within the application site, not covered by tree preservation orders.



Figure 4 – Site Photo



Figure 5 – Site Photo

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

TAYPLAN STRATEGIC DEVELOPMENT PLAN 2012-2032

Policy 1: Location Priorities

Policy 2: Shaping Better Quality Places

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 8: Housing Land Release

Policy 17: Community Facilities

Policy 29: Low and Zero Carbon Technology in New Development

Policy 35: Protected Species

Policy 38: Trees and Urban Woodland

Policy 42: Sustainable Drainage Systems

Policy 45: Land Contamination

Policy 47: Environmental Protection

Policy 54: Active Travel

Policy 55: Accessibility of New Developments

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Scottish Planning Policy (2014)

PAN 33 Development of Contaminated Land (2000)

NON STATUTORY STATEMENTS OF COUNCIL POLICY

Hilltown Physical Regeneration Framework (2008)

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 Proposal of Application Notice 16/00157/PAN for the construction of the new primary school and pre-school centre was agreed in February 2016.
- 4.2 Planning application 15/00489/FULM was approved in September 2015 for proposed residential development immediately adjacent to the current application site.

5 PUBLIC PARTICIPATION

- 5.1 No letters of representation have been received.

6 CONSULTATIONS

- 6.1 **SEPA** – has no objection to the planning application, but advise that small pockets of the application site lie within the 1 in 200 year flood extent of the SEPA Flood Map, and that a detailed assessment should be submitted to inform areas suitable for development at this site. It is further recommended that the incorporation of flood resistant and resilient measures into the design and construction of the site is considered, to mitigate the potential risk from surface water flooding.
- 6.2 **The Head of Community Safety and Protection** – requested a preliminary risk assessment prior to determination. The risk assessment and remediation statement submitted were considered to be acceptable, a planning condition is recommended for asbestos management. A condition is also recommended to any planning permission granted to limit noise levels from mechanical and electrical services plant. No construction dust risk assessment has been provided. It is recommended that a condition requiring this to be submitted for approval prior to construction is also appended.

7 DETERMINING ISSUES

- 7.1 **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.

ADOPTED TAYPLAN: STRATEGIC DEVELOPMENT PLAN 2012

- 7.2 **Policy 1: Location Priorities** - states that the principal settlements within the region have the potential to accommodate the majority of development in the region, and that the re-use

of previously developed land and buildings should be priorities; Dundee's core area is identified as a Tier 1 principal settlement, and the site is brownfield land.

7.3 **The proposal therefore satisfies Policy 1 of the Adopted Strategic TAYplan.**

7.4 **Policy 2: Shaping Better Quality Places** - requires that climate change resilience and resource efficiency is built into the built environment, that new development is integrated with the existing community and transport links, that waste management solutions are incorporated into development proposals and that new designs and layouts take cognisance of Scottish Governments Designing Places and Designing Streets. The proposals have demonstrated that they comply with the above; the site is well located, includes community facilities, waste management is considered and a connective site layout is proposed.

7.5 **The proposal would therefore satisfy Policy 2.**

DUNDEE LOCAL DEVELOPMENT PLAN 2014

7.6 **Policy 7: High Quality Design** - requires that all development contributes positively to the quality of the surrounding built and natural environment. Design should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colour. All developments in Dundee with construction costs of £1 million or over will be required to allocated at least 1% of construction costs for the inclusion of arts projects in publicly accessible/visible places within the development.

7.7 The design principles which underpinned the proposals have been presented as providing an enjoyable environment for children which is a modern, efficient and attractive building which contributes positively to the identity and regeneration potential of the locality. The proposals would ensure that the building and grounds are welcoming and safe, sustainable, secure and accessible. A campus concept would be adopted which is durable and easily maintained.

7.8 The development would meet the criteria set out within Policy 7, as it would respect the surroundings in terms of height, scale and finish, given the setting within a mixed use area and variety of existent designs and finishes. The proposed design is considered to be appropriate for the setting. Public art would be incorporated into the design of the new school, which would allow for the creation of additional interest to parts of the building where this can be accommodated, this would be controlled by condition.

7.9 **The proposal satisfies Policy 7.**

7.10 **Policy 8: Housing Land Release** - gives priority to the development of allocated greenfield and brownfield sites in Appendix 2 of the Adopted Local Development Plan for housing development. The Policy states that sites allocated in Appendix 2 shall not be developed for other uses.

7.11 The application site forms part of an allocated housing site, H39, Maxwelltown Multis, with an indicative capacity for 300 units; the proposals are therefore contrary to Policy 8, as the proposed development would remove some of the housing allocation for the site.

7.12 **The proposal contravenes Policy 8.**

7.13 **Policy 17: Community Facilities** - requires that proposals for new community facilities should be in locations convenient to the community they serve and readily accessible, particularly by public transport, pedestrians and cyclists; joint developments for integrated facilities are encouraged.

- 7.14 The proposals include a dedicated community facility, the application site is accessible and would be complemented by the housing development to the east of the site.
- 7.15 **The proposal satisfies Policy 17.**
- 7.16 **Policy 29: Low and Zero Carbon Tech in New Development** - requires that, for specified developments, carbon emissions will be reduced by defined percentages through the installation and operation of zero-carbon generating technologies.
- 7.17 Various carbon reducing technologies are included in the proposals, an appropriate condition is proposed that would ensure that a Statement is submitted in accordance with the terms of Policy 29.
- 7.18 **With the addition of a planning condition, the proposal satisfies Policy 29.**
- 7.19 **Policy 35: Protected Species** - states that development proposals which would have a likely significant effect on a European protected species will not be supported, and that development proposals which would be detrimental to the maintenance of the population of a European protected species will not be supported. Proposals that would likely have an adverse effect on a species protected under the Wildlife and Countryside Act 1981 (as amended) will not be supported unless there is no other satisfactory solution.
- 7.20 An ecological survey has been submitted with the application documents, which has identified one ash tree situated to the north and within the application site as having bat potential, however no evidence of bats was found. It is unknown if it is proposed to fell the tree as part of the development, a planning condition is proposed to any permission granted to ensure that no trees within the application site are removed without the prior approval of the planning authority. This would allow a resurvey of the tree prior to removal for evidence of bats. It is also recommended that any tree or vegetation removal should take place outside the bird nesting season (March to September inclusive), an appropriate planning condition is proposed.
- 7.21 **With the addition of planning conditions, the proposal would satisfy Policy 35.**
- 7.22 **Policy 38: Trees and Urban Woodland** - requires that new development must ensure the survival of existing healthy mature trees through sensitive site layout both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscape scheme.
- 7.23 An indicative landscaping scheme has been submitted with the application documents, it is therefore proposed to add a condition to any planning permission granted to request further details to ensure that these would be appropriate. It is also stated within the application documents that a small group of trees will have to be removed to the north west of the site to facilitate the build, however no details have been provided. Again, planning conditions are proposed to require the prior identification of the trees to be removed along with tree maintenance details.
- 7.24 **With the addition of planning conditions, the proposal would satisfy Policy 38.**
- 7.25 **Policy 42: Sustainable Drainage Systems** - states that surface water from new development must be treated by a Sustainable Urban Drainage System (SUDS), which should be designed so that in a 1 in 200 year rainstorm event, flooding will not be higher than 300mm below floor level. Proposals are encouraged to adopt an ecological approach.

- 7.26 A drainage layout has been submitted with the application, along with SUDS compliance check certificates. SEPA has noted that small pockets within the application site may be at medium to high risk of flooding. The risk identified at this site is from surface water flooding only. It is recommended that flood resistant and resilient measures should be incorporated into the design and construction of the site to mitigate the potential risk from surface water flooding.
- 7.27 Conditions are recommended to any planning permission granted to require a maintenance schedule for any SUDS feature along with confirmation of future maintenance of Sustainable Drainage Apparatus, and to ensure that technical approval is obtained from Scottish Water for the discharge rate from the proposed site to their system.
- 7.28 **With the addition of appropriate conditions, the proposal would satisfy Policy 42.**
- 7.29 **Policy 45: Land Contamination** - requires that development of potentially contaminated land will be considered where a site investigation has been submitted and establishes the nature and extent of the contamination, and where remediation is proposed that it would adequately address contamination risks and be suitable for the planned use.
- 7.30 The Head of Community Safety and Public Protection requested a preliminary risk assessment, the submitted risk assessment and remedial proposals are considered to be suitable, conditions are recommended to any planning permission issued to ensure that asbestos management is submitted for the prior approval of the planning authority, and that the appropriate remediation is undertaken.
- 7.31 **With the addition of planning conditions, the proposal would satisfy Policy 45.**
- 7.32 **Policy 47: Environmental Protection** - asks that all new development that would generate noise, vibration or light pollution is required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance to the surrounding area. New development in close proximity to existing sources of noise, vibration or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on the viability of existing businesses or uses.
- 7.33 In this case, it is recommended by the Head of Community Safety and Public Protection that conditions are appended to any planning permission granted to mitigate against any potential noise or dust issues that may impact upon the amenity of neighbouring properties. Therefore, conditions restricting noise from plant and machinery associated with the proposed development and the implementation of a programme of dust mitigation will be incorporated into the grant of planning permission, to minimise the impact on the amenity of neighbouring properties.
- 7.34 **With the addition of planning conditions, the proposal would satisfy the terms of Policy 47.**
- 7.35 **Policy 54: Active Travel** - states that new development should be designed in order to minimise the need to travel by private car, improve access to services and promote active travel. All developments should make provision for walking and cycle access and ensure that any existing core path is immediately accessible.
- 7.36 Access to public transport is available on Alexander Street and other locations nearby, the design and access statement makes reference to the provision of cycle parking within the development. The application site is surrounded by a network of core paths which would remain accessible and facilitate walking and cycling.

7.37 **The proposal satisfies Policy 54.**

7.38 **Policy 55: Accessibility of New Developments** - seeks that all development proposals which generate travel should be designed and well served by all modes of transport and development proposals are required to incorporate facilities for walking, cycling and public transport networks. Proposals should also comply with Dundee City Council's road standards.

7.39 A Transport Assessment (TA) has been submitted with the application documents. The TA shows that the road system adjacent to the proposed school would operate more efficiently if Ann Street is opened between Hilltown and Cotton Road. This road would have to be traffic calmed to ensure traffic speeds are kept below 20mph and a formal traffic order should be applied to this length of road for a 20mph speed limit. The TA also shows that there are potential issues in the PM peak with cars at the site associated with pick-up/drop-off and suggests that a car park for 100 cars be provided to offset this, however no details of where this can be provided were submitted with the TA. There is a lengthening of the queueing traffic on the Hilltown (South) leg of the Hilltown/Alexander Street signal junction, as shown within the TA; a lane narrowing at the junction over a length to be agreed would remove this additional queueing. It is therefore recommended that conditions are attached to any planning permission granted to ensure that these measures are undertaken and that additional measures are put in place to comply with road standards and in the interests of vehicle and pedestrian safety.

7.40 **With the addition of appropriate planning conditions, the proposal would satisfy Policy 55.**

7.41 **It is concluded from the foregoing that the proposal does not comply with the provisions of the Development Plan.**

OTHER MATERIAL CONSIDERATIONS

7.42 The other material considerations to be taken into account are as follows:

- a **Scottish Planning Policy (2014)** - introduces a presumption in favour of development that contributes to sustainable development, and making efficient use of existing capacities of land, including supporting regeneration priorities and delivery of infrastructure, such as education. Where proposals do not accord with up-to-date development plan policies and proposals, Scottish Planning Policy and the presumption in favour of development that contributes to sustainable development will be material considerations, this consideration will be more significant where a development plan is out-of-date. In this case, the housing allocation site H39 is currently under review and the sustainable development and co-location of educational facilities is considered appropriate.
- b **Hilltown Physical Regeneration Framework (2008)** - brought together the communities' and the Council's aspirations for the physical projects that would create a significant impact to the area. It was identified that the Council would build a new co-located primary schools campus incorporating Rosebank Primary School, Or Lady's Primary School and Frances Wright pre-school nursery.
- c **Housing Land Release: Policy 8 of the Adopted Dundee Local Development Plan** - states that the sites allocated in Appendix 2 shall not be developed for other uses. In this instance, although the proposed development would remove part of the housing allocation for Housing Site H39, the potential exists to redevelop the land that would subsequently be released at Our Lady's Primary School and Rosebank Primary School

for future housing development if required. This option would more than compensate for the loss of housing land resulting from the current proposals.

- d **PAN 33: Development of Contaminated Land (2000)** - stresses the need to ensure that land is made suitable for the proposed new use and that this is the responsibility of the Planning Authority. This should be done through a requirement on application to include suitable remediation measures and this can usually be controlled through the imposition of suitable conditions. In this case that the proposed conditions would ensure that suitable remediation measures would be applied.

7.43 **It is concluded from the foregoing that the material considerations support the approval of planning permission, contrary to the Local Development Plan.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
 - 1 Prior to the commencement of work on site details of a scheme of public art to be provided within the development hereby approved shall be submitted to the Council for written approval. Thereafter, the approved scheme of public art shall be installed prior to the completion of the development hereby approved.
 - 2 All trees existing on the site at the date of this decision shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with Dundee Council as Planning Authority. Should the removal of a tree prove necessary, details for replacement planting shall be submitted for the prior approval of Dundee City Council as Planning Authority before the tree is removed.
 - 3 No tree works or vegetation site clearance shall be undertaken on site during the bird nesting season (from 1st March to 31st August inclusive).
 - 4 No site stripping, clearance of vegetation, storage of building materials or commencement of construction shall take place until there has been submitted to and approved by the planning authority a tree protection scheme for retained trees on the site and all tree works shall be carried out as per BS5837: 2012. Any new trees shall be planted within 6 months of completion.
 - 5 No development or other operations shall commence on this site until the tree protection measures as approved under Condition 03 are implemented.
 - 6 Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth mounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

- 7 Prior to the commencement of any works on site, a detailed surface water drainage/SUDs design including drawings, calculations, full modelling, simulation results, design risk assessment and signed Dundee City Council Design and Check Certification shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the first occupation of any housing unit hereby approved.
- 8 Prior to the commencement of any works on site, details of measures proposed to manage surface water run-off from the site during construction shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the commencement of the development hereby approved and shall be maintained until development is complete.
- 9 Prior to the commencement of any works on site, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/SUDs features shall be submitted to Dundee City Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out perpetuity.
- 10 Prior to the commencement of any works on site, evidence of Scottish Water approval for the proposed drainage system for the development hereby approved shall be submitted to the Council for written approval.
- 11 Development shall not begin until a detailed methodology for the management of asbestos contaminated soils, as outlined in the Remediation Statement (Fairhurst, November 2015), has been submitted to and approved in writing by the planning authority.
- 12 Before any unit is occupied the remediation strategy, as detailed in the agreed Remediation Statement (Fairhurst, November 2015), 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.
- 13 The total noise from all mechanical and electrical services plant shall not exceed NR 45 during daytime hours and NR 35 during night time hours when measured 1 metre external to the facade of nearby residential properties. For avoidance of doubt, day time hours shall be 0700 to 2300 hours, and night time hours shall be 2300 to 0700 hours.
- 14 Details of the proposed vehicle accesses onto Alexander Street and Ann Street including proposed road markings/signage associated with the school use shall be agreed in writing by the Council prior to any works on site. The access and markings/signage must be formed and constructed to Dundee City Council standards and specifications.
- 15 The proposed gates shall open into the site and not over the adjacent public footway.
- 16 A footway shall be provided to Dundee City Council specifications ex adverso the site on Ann Street. Details of the footway shall be agreed with the planning authority before any works on site.
- 17 Details of works required to open Ann Street to vehicular traffic shall be agreed prior to any works on site and the works shall be formed and constructed to Dundee City Council standards and specifications.

- 18 Any existing accesses that are no longer required as part of the proposed development shall be made good as footway to Dundee City Council specifications. Details of these alterations must be agreed prior to any works on site.
- 19 Details of the proposed road widening improvement at the Hilltown/Alexander Street junction shall be agreed prior to any works on site and the works shall be formed and constructed to Dundee City Council standards and specifications.
- 20 Details of the required 100 space car park for pick-up/drop-off facilities shall be agreed in writing by the Council prior to any works on site. The car park shall be in place prior to the school opening.
- 21 A Travel Plan shall be in place and agreed with the Local Authority within one year of the development opening.
- 22 A Street Lighting system shall be provided by the applicant to Dundee City Council standards and specifications.
- 23 Electric car charging points shall be provided within the development, the number and location of points will be approved by the planning authority prior to the opening of the development.
- 24 The hard surface within the car parking areas should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.
- 25 The applicant shall provide a disposal route for road surface water to the satisfaction of Dundee City Council which discharges to a system publicly maintained/maintainable by the relevant authority.
- 26 Before any works start on site, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished floor level(s) of the development relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the development proceeds.
- 27 Prior to the commencement of work on site, a scheme to mitigate the impact of dust generated during construction shall be submitted to the Council for written approval. Thereafter, the approved dust mitigation measures shall be fully implemented throughout the construction of the new school, nursery and community facilities.

REASONS

- 1 In the interests of enhancing the amenity and environmental quality of the development.
- 2 In the interests of ecology and visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during (demolition) construction works and to ensure replacement planting.
- 3 In order to comply with the Wildlife and Countryside Act (1981).
- 4 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenity and ecological preservation of the area.

- 5 To protect those trees which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 6 In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- 7 In the interests of flood prevention.
- 8 In the interests of flood prevention.
- 9 In the interests of flood prevention and visual amenity.
- 10 In the interest of flood prevention.
- 11 To ensure all contamination within the site is dealt with.
- 12 To ensure all contamination within the site is dealt with.
- 13 In the interests of safeguarding residential amenity.
- 14 In the interests of vehicle and pedestrian safety.
- 15 In the interests of vehicle and pedestrian safety.
- 16 In the interests of vehicle and pedestrian safety.
- 17 In the interests of vehicle and pedestrian safety.
- 18 In the interests of vehicle and pedestrian safety.
- 19 In the interests of vehicle and pedestrian safety.
- 20 In the interests of vehicle and pedestrian safety.
- 21 In the interests of promoting sustainable transport.
- 22 In the interests of vehicle and pedestrian safety.
- 23 In the interests of sustainable travel measures.
- 24 To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.
- 25 To ensure an appropriate and publicly maintainable system is provided.
- 26 To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point, and to ensure that the development as implemented does not result in any changes in levels to those as approved which may be unacceptable in relation to either site circumstances or the relationship with surrounding sites.
- 27 In the interests of safeguarding environmental quality.