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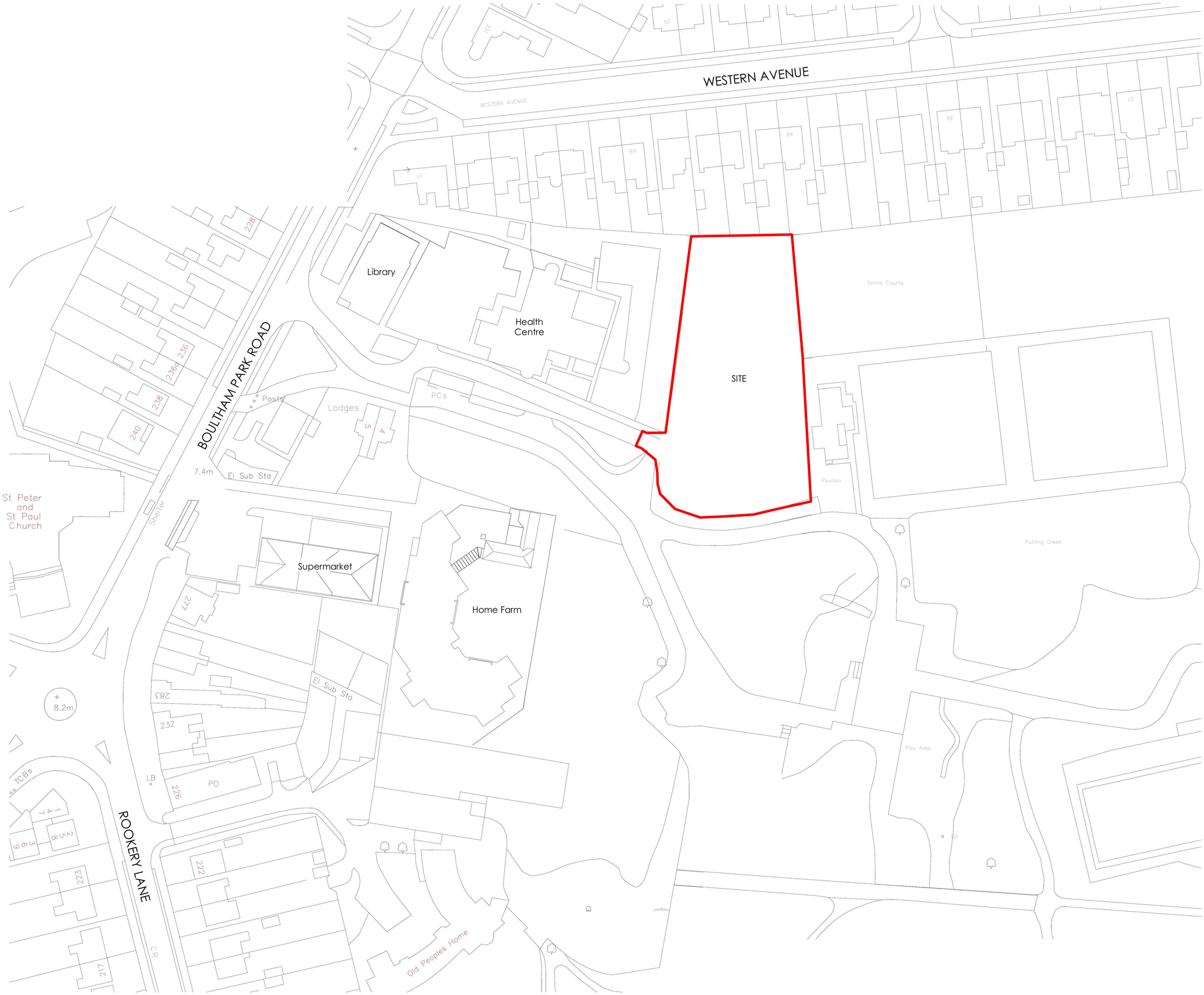

rev	date	rev notes	drn	chkd
B	151117	Site area expanded	IRD	GF
A	251017	Site Boundary amended	EC	GF

SGA ARCHITECTS ● ENGINEERS ● DEVELOPMENT CONSULTANTS

The Business Centre ● Rio Drive
Collingham ● Newark
Nottinghamshire ● NG23 7NB
T: 01636 894913 F: 01636 894909
E: studio@sga-llp.co.uk W:www.sga-llp.co.uk

CLIENT: Gusto Developments

PROJECT: Home Green
Boultham Park, Boultham Park Road, Lincoln

TITLE: Site Location Plan

DWG NO	REV	DRN	CHKD
427 -A-002	B	IRD	GF

SCALE @ A1: 1 : 500

DATE: Sept 17

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Site Plan in Context
1 : 500

rev date rev notes drn chkd

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E: studio@sga-llp.co.uk W:www.sga-llp.co.uk

CLIENT: Gusto Developments

PROJECT: Home Green
Boultham Park, Boultham Park Road, Lincoln

TITLE: Site Plan in Context

DWG NO	REV	DRN	CHKD
427 -A-017	-	IRD	GF

SCALE @ A1: 1 : 500
DATE: Nov 17

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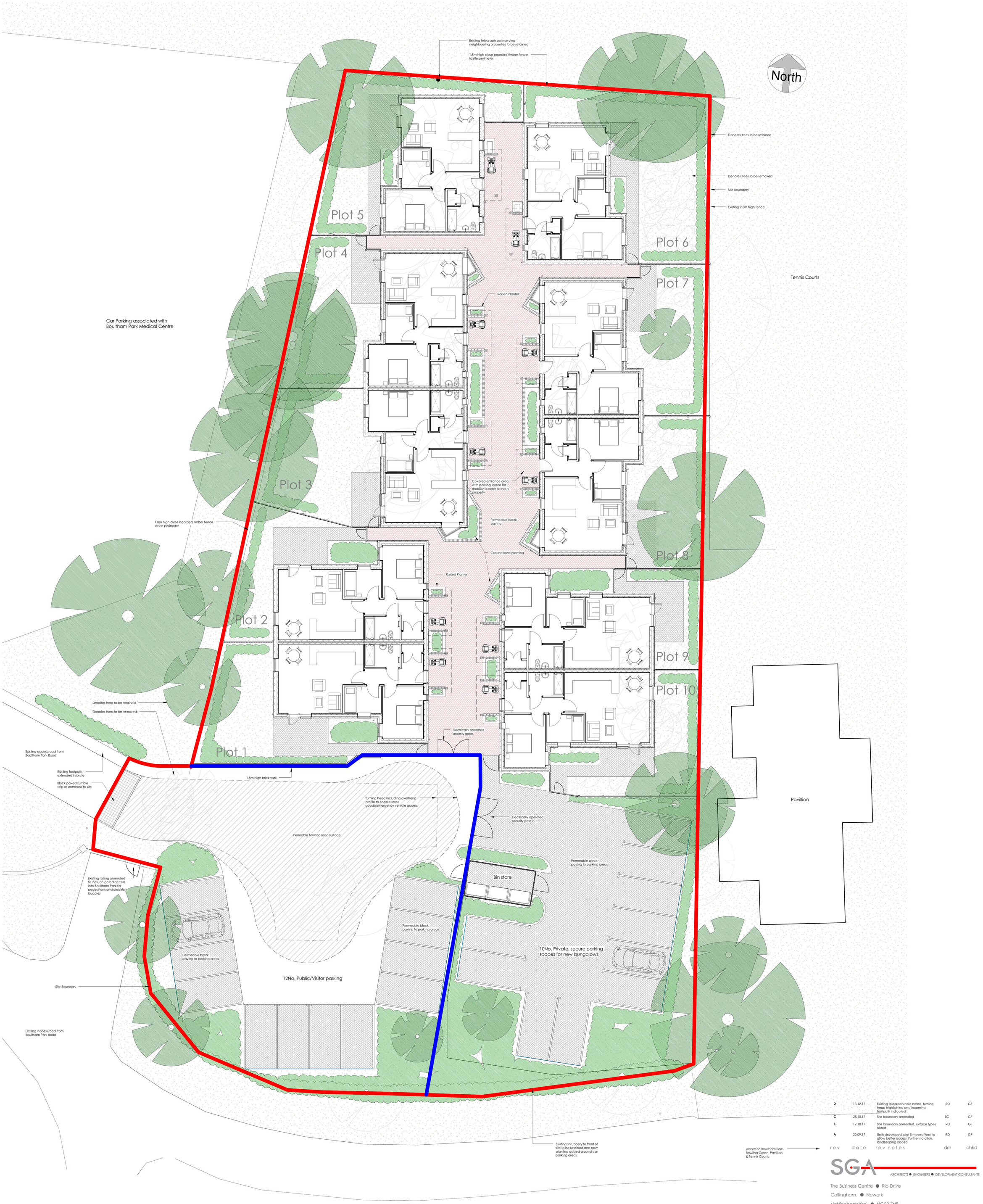

Site Plan
1 : 100

rev	date	rev notes	drn	chkd
D	13.12.17	Existing telegraph pole noted, turning head highlighted and incoming footpath indicated.	IRD	GF
C	25.10.17	Site boundary amended	EC	GF
B	19.10.17	Site boundary amended, surface types noted	IRD	GF
A	20.09.17	Units developed, plot 5 moved West to allow better access. Further notation, landscaping added	IRD	GF

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CLIENT: Gusto Developments

PROJECT: Home Green
Boultham Park, Boultham Park Road, Lincoln

TITLE: Site Plan

DWG NO	REV	DRN	CHKD
427 -A-001	D	IRD	GF

SCALE @ A0: 1 : 100
DATE: Sept 17

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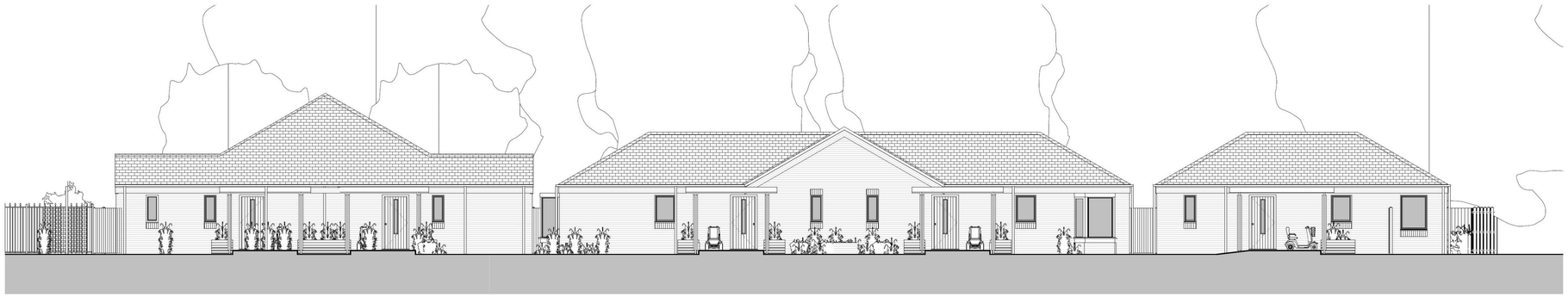
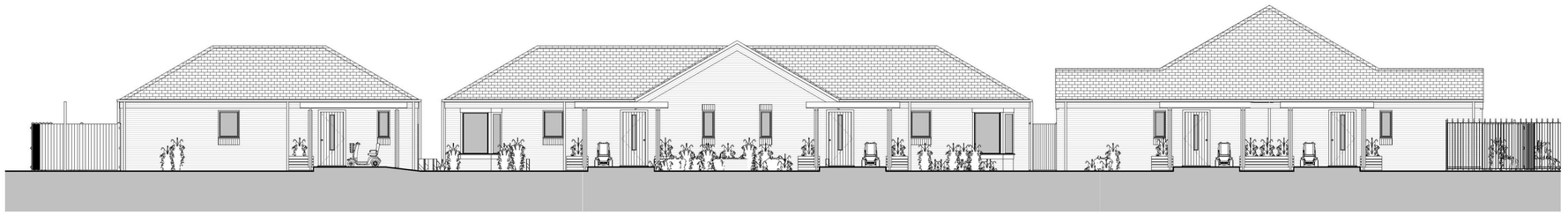
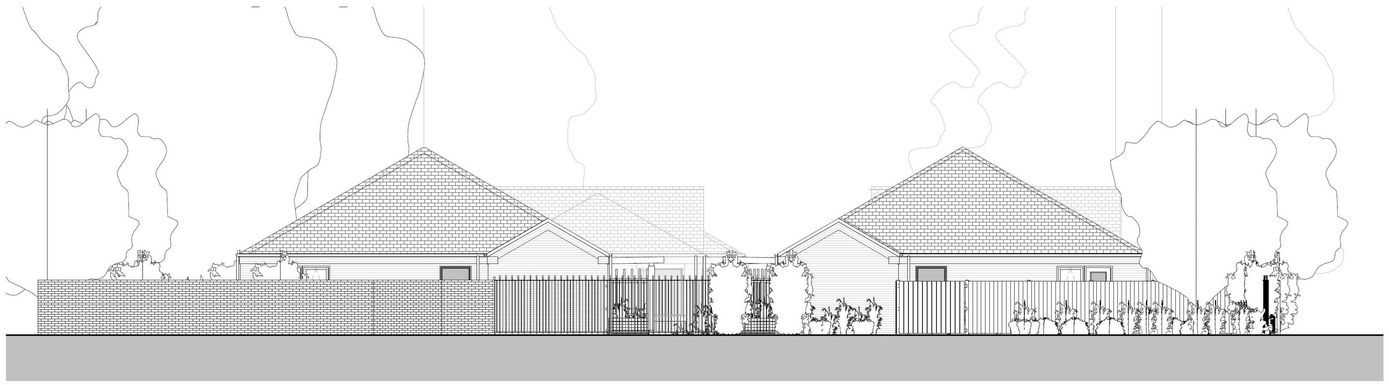


Street Elevation 1 - East
1 : 100



Street Elevation 2 - West
1 : 100



Street Elevation 3 - South
1 : 100

rev date rev notes drn chkd

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CLIENT Gusto Developments

PROJECT Home Green
Boultham Park, Boultham Park Road,
Lincoln

TITLE Street Elevations

DWG NO	427 -A-011	REV	-	DRN	IRD	CHKD	GF
SCALE @ A1	1 : 100			DATE	Sept 17		

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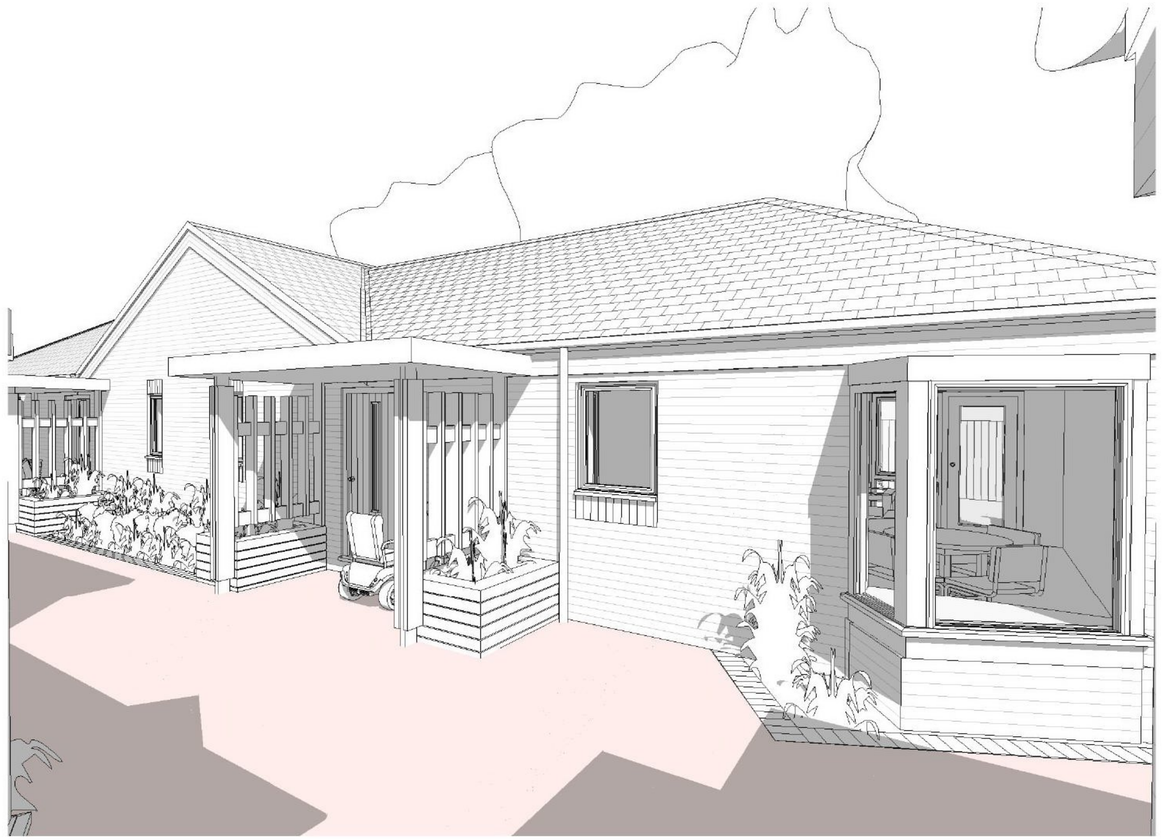

rev	date	rev notes	drn	chkd

SGA
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CLIENT Gusto Developments

PROJECT Home Green
Boultham Park, Boultham Park Road, Lincoln

TITLE 3D Visualisation

SCALE @ A3

DWG NO 427 -A-012 REV - DATE Sept 17 DRN IRD CHKD GF

Davies, Amy (City of Lincoln Council)

From: Laura Scott [redacted]
Sent: 15 November 2017 20:42
To: Technical Team (City of Lincoln Council)
Subject: Planning Permission

Dear Sir/Madam

I have just received a letter regarding planning permission for the land adjoining Boultham Park Medical Practice and Boultham Park Road. I live behind the GP surgery on Western Avenue and while its great that the area is being developed we have had a year of limited parking on our street and vans being everywhere including obscuring the view in and out of driveway.

I am unable to view the plan as your server is down so I cannot see the actual plan. My initial concern is the disruption which I would like you to consider and address.

Thank you

Laura Scott

Mr & Mrs M S Croft
57 Western Avenue
Lincoln
LN6 7SR

Mr Kieron Manning – Planning Manager
City of Lincoln Council
Development Team
City Hall
Beaumont Fee
Lincoln
LN1 1DF

27 November 2017

Dear Mr Manning,

Ref: 2017/1195/FUL – Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln

We are writing to you with reference to the aforementioned planning application.

It is important to note that as professionals within the design and development industry our letter should not be considered a NIMBY response to the proposed development nor are we in objection to development of the land in principle. However, having reviewed the planning documents associated with the application there are several areas of concern which we do object to and would like to raise questions about in the hope that these points will be considered in the deciding of this application.

Whilst we appreciate the need for development, we also understand the criticality of public consultation prior to submission of a planning application, it is disappointing in this instance that it appears no prior consultation with local residents has taken place which may have identified earlier some of the points raised within our letter of objection to the existing proposals.

Surrounding Area

As residents of Western Avenue with a property backing onto the proposed development site we find it disappointing that the properties directly affected by this development are not fully/ at all indicated on either the Site Location Plan (Dwg no 427-A-002 Rev A) or Site Plan (Dwg no 427-A001 Rev C). How the impact of the proposed development on neighbouring residential properties can be assessed when they have been omitted from all plans is questionable, in fact their absence from the drawings suggests that little attention has been paid to this at all. It is disappointing that the City of Lincoln Council have accepted these drawings as part of the application when they do not fully assess impact on the surrounding areas. The site plan itself is misleading, the green hatch to the North boundary does not identify the neighbouring boundaries and rather alludes to this as being vacant land rather than the curtilage of residential properties.

We would like to see resubmissions of both the Site Location Plan and the Site Plan to include, as a minimum, the properties and the extent of their rear gardens on Western Avenue directly adjacent to the development site so that a fair impact assessment can be made. We feel that this would show that the proposed layout for the site is indeed an anomaly to the urban grain of the area which is heavily characterised by houses situated within generous plots, and where these houses are backed onto by other residential properties then these are also sited within generous plots so there is a good distance between each dwelling. The current proposed site plan shows that Plot 5 is approximately 2m away from the site boundary, completely out of character with the surrounding area and reflects that the 10no. bungalows have been densely packed into the site. The view from the properties on Western Avenue bordering this development will be of gable ends which is not evident within the local area.

Ecological Impact

A further concern is with regards to the heavy loss of mature trees within the site, whilst both the Design and Access Statement and Arboricultural report may claim the trees are of limited amenity value, as residents with direct views of these trees and the privacy they provide we would strongly argue otherwise.

From our perspective T4, T5, T6 and T7 are of particular interest to retaining the privacy our property currently enjoys and whilst we are pleased to see that T7 is proposed to be retained, would question the measures being taken to protect its RPA from the construction works given that Plot 5 must fall within its designated RPA. If, through negligence on behalf of the appointed contractor this tree was lost it would have a dramatic effect on the outlook experienced from our property and its residential amenity.

There seems to be a lack of an ecological survey demonstrating that the loss of these trees would not impact on the local wildlife, as residents we are aware of nesting birds and evidence of bats roosting in and around the area. *We would wish to understand, and have sight of all ecological impact surveys undertaken on the site to demonstrate that consideration has been given to the ecological impact of removing mature trees and habitat for birds, bats and other protected species.*

Noise and Disturbance

We would like, as part of the decision process, for the proximity of the proposed development site to existing residential properties to be taken into very careful consideration and would ask that should consent to develop the site be granted that reasonable hours of construction activity are implemented and that no weekend working is permitted. The construction noise from the existing Boultham Park development project is almost bearable, but considering these works will practically be taking place in our back garden we will have minimal respite from the noise, coupled with the arrival of our new born baby continuous construction noise would have a significant impact on our lives.

Highway Safety and Congestion

As with the above point raised, should planning permission be granted for the development of the site we would also like to see that a condition be imposed that requires a detailed Construction Management and Traffic Plan be developed and approved by City of Lincoln Council prior to commencement of works on site. At present, with the current development works taking place in and around Boultham Park, a large number of contractor and trade vehicles line both sides of Western Avenue during the day. These are parked from early in the morning until late in the evening and severely obstruct vision splays upon entering Western Avenue and upon existing individual drive ways. This is particularly worrisome in the mornings when there is an abundance of school children with minimal highways awareness making their way to the local schools, many cycle on the footpath or on the road and the transit vans limit views when travelling along Western Avenue. Western Avenue is a residential street not a car park for contractors and sufficient provision needs to be made by Gusto Developments to ensure that contractors car parking requirements are met on their development site and do not impact on the surrounding area.

We would welcome the opportunity to discuss the points raised above further, and indeed if necessary would welcome relevant members of the Development Team to 57 Western Avenue to appreciate the impact the loss of the trees and the development on the site would have on our property, we can be contacted on either [redacted]

Yours Sincerely,

[redacted]

Mr Matthew Croft Mrs Sophie Croft

Davies, Amy (City of Lincoln Council)

From: George, Lee (City of Lincoln Council)
Sent: 15 December 2017 11:21
To: Davies, Amy (City of Lincoln Council)
Subject: RE: 2017/1195/FUL

Hi Amy
As per our conversation, I am happy with changes regarding the new gate way and that the chain link fence along the tennis court will be repaired / renewed to protect the boundary.
Regards
Lee

Lee George
Community Contracts Officer
T 01522 873412

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City of Lincoln Council
City Hall, Beaumont Fee, Lincoln, LN1 1DF
http://www.lincoln.gov.uk/doitonline

Read more about **our vision**

From: Davies, Amy (City of Lincoln Council)
Sent: 15 December 2017 10:44
To: George, Lee (City of Lincoln Council) <Lee.George@lincoln.gov.uk>
Subject: RE: 2017/1195/FUL

Good morning Lee

Amended site plan and supporting information enclosed for your consideration and comments.

Car Parking for Park Users

As discussed, we have now indicated a pedestrian / mobility scooter access gate to be put into the existing metal railings adjacent to the car park entrance, as indicated on drawing number 427-A-001D which is attached.

Lighting details – could these please be handled as a condition in the planning determination document.

Kind regards

Amy

Amy Davies
Planning Officer
T 01522 873579

From: George, Lee (City of Lincoln Council)
Sent: 28 November 2017 15:36
To: Technical Team (City of Lincoln Council) <technicalteam@lincoln.gov.uk>
Subject: 2017/1195/FUL

Good afternoon
Following up on the above application. The Community Services Team would like to suggest that a permanent gate and path is installed in Boultham park so user can access the park without having to go back down the road to the main gate. I have also noted that on the plans there is no provision for any fencing to be installed along the boundary with the tennis courts. Could this please passed onto the developer for suggestion. I am happy to meet on site or discuss further if required.
Regards
Lee

Lee George
Community Contracts Officer
T 01522 873412 or 07799 470207

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Read more about **our vision**

Davies, Amy (City of Lincoln Council)

From: Capital_Development <Capital_Development@lincolnshire.gov.uk>
Sent: 23 November 2017 15:20
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application

Categories: Louise Taylor

Hi Amy

Are you able to confirm the following in relation to this application please:
That the dwellings will be restricted by condition/s.106 to be retirement dwellings.
That the combined gross internal area of the development is below 1,000m^2

This will enable me to give a view on this application.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council I County Offices I Newland I Lincoln I LN1 1YL

Tel: 01522 553391 I Mob: 07920 182302 I email: simon.challis@lincolnshire.gov.uk

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-----Original Message-----
From: developmentteam@lincoln.gov.uk [mailto:developmentteam@lincoln.gov.uk]
Sent: 10 November 2017 07:20
To: Capital_Development
Subject: Consultation on Planning Application

Dear Mr Simon Challis

Please find attached consultation for Planning application reference 2017/1195/FUL

Regards

Development Team
City of Lincoln Council

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Consultee Comments for Planning Application 2017/1195/FUL

Application Summary

Application Number: 2017/1195/FUL

Address: Land Adjoining Boultham Medical Practice Boultham Park Road Lincoln

Proposal: Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln.

Case Officer: Amy Davies

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection

LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2017/1195/FUL

17th November 2017

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

Land adjoining Boultham Medical Practice, Boultham park Road, Lincoln (10 Retirement Bungalows)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application.

This is an excellent design and layout making good use of a small cul-de-sac style plan with excellent fields of natural crossing surveillance enhancing the opportunities for social and community cohesion. Such a design has been proven to help reduce the opportunities for crime and disorder.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24.2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as ‘front door’ and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.
This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet ‘Code for Sustainable Homes’ ‘Was 3’) should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by ‘bogus officials’ the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

I would recommend that the developer applies for a Secured by Design award for this application; application forms are available on www.securedbydesign.com

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE Dip Bus.
Force Crime Prevention Design Advisor

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwayssudssupport@lincolnshire.gov.uk

Lincolnshire COUNTY COUNCIL
Working for a better future

To: Lincoln City Council

Application Ref: 2017/1195/FUL

With reference to this application dated 27 October 2017, relating to the following proposed development:

Address or location

Land Adjacent To Boultham Park, Boultham Park Road, Lincoln, Lincolnshire

Date application referred by the LPA
10 November 2017

Type of application: Outline/Full/RM/:
Full Planning Application

Description of development

Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

☒ **Requests that the Local Planning Authority request the applicants to provide additional information as set out below.**

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL/ADDITIONAL INFORMATION REQUIRED

The Highway and Lead Local Flood Authority (HLLFA) would make the following comments:

Highways

The HLLFA will require the following information:

- A shaded block plan/site plan showing the proposed adoptable turning head extension to the existing public highway, geometry in line with Lincolnshire's design guide. Please include proposals for continuation/access of the existing footway link.
- Proposals for draining this section of adoptable highway.

The above will require adoption under Section 38 of the Highway Act 1980.

Drainage

As the site exceeds 10 dwellings it will require draining via SUDs principles. Generally for full planning the (HLLFA) will require the following:

- A Flood Risk Statement/Assessment
- A Drainage Strategy incl. adoption &/or maintenance proposals & sketch layout plans
- A detailed development layout showing surface water drainage infrastructure
- Detailed hydraulic calculations
- Geotechnical interpretive reports (e.g. assessment of infiltration & groundwater table levels)
- Discharge and adoption agreements

Only part of the above information has been submitted. The principles outlined in this application for the drainage are acceptable; however ground investigation to determine suitability for infiltration/ground water table levels along with hydraulic calculations will be required at this stage. A flood risk statement will also be required assessing the site in terms of flood risk.

A contribution of £10,000 will be required via S106 towards the improvement of the existing pedestrian crossing on Boultham Park Road.

Case Officer: *John Clifton* Date: 30/11/17

for Warren Peppard
County Manager for Development

From: Guy Hird
Sent: Fri, 24 Nov 2017 14:35:38 +0000
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk';Technical Team (City of Lincoln Council)
Subject: FW: Observations on Consultation Request 2017/1195/FUL

UD-3755-2017-PLN

Dear Sir/Madam

REFERENCE: 2017/1195/FUL
DEVELOPMENT: Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln
LOCATION: Land Adjacent To Boultham Park, Boultham Park Road, Lincoln, Lincolnshire

Thank you for the opportunity to comment on the above application. The site is on the edge of the Upper Witham Internal Drainage Board district.

Comment and information to Lincolnshire CC Highway SUDs Support
No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. The applicant indicates the use of SuDS including permeable surfacing and soakaway with no direct discharges form site. However there are no investigations or calculations included in the application.

Regards

Guy Hird
Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
Weaver Road,
LINCOLN,
LN6 3QN.
01522 697123

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-----Original Message-----
From: hp_eplanning@lincolnshire.gov.uk [mailto:hp_eplanning@lincolnshire.gov.uk]
Sent: 20 November 2017 2:51 PM
To: Planning and Consents <planning@witham3idb.gov.uk>
Subject: Observations on Consultation Request

Dear Sir/Madam

REFERENCE: 2017/1195/FUL
DEVELOPMENT: Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln
LOCATION: Land Adjacent To Boultham Park, Boultham Park Road, Lincoln, Lincolnshire

The County Council has received the above application for consultation.

Your comments are requested to be returned to HighwaysSUDsSupport@lincolnshire.gov.uk and it would be appreciated if these are returned as soon as possible, but in any case within 14 days of this email. If your observations are not received within the specified time then it will be assumed that you have no comments to make on this application.

Should you require an extension to the period of consultation for any reason, or wish to discuss any matter direct with the lead officer, please email HighwaysSUDsSupport@lincolnshire.gov.uk.

Yours faithfully

Highways Support on behalf of
Flood Risk and Development Manager
Phone: 01522 782070

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Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00024948
Local Planning Authority:	Lincoln City Council
Site:	Boultham Park Road, LINCOLN - Boultham
Proposal:	Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park, Lincoln.
Planning Application:	2017/1195/FUL

Prepared by: Pre-Development Team

Date: 08 December 2017

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

2.1 The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

CONDITION
No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON
To prevent environmental and amenity problems arising from flooding.

CITY OF LINCOLN COUNCIL
DIRECTORATE OF DEVELOPMENT & ENVIRONMENTAL SERVICE

M E M O R A N D U M

To:	From:
Development Team **Development Control**	**Ian Wicks,** **Pollution Control Officer**

Planning Ref: **2017/1195/FUL** Date: **17 November 2017**

Erection of 10 retirement bungalows and associated car parking, together with a public car park for the users of Boultham Park on land adjoining Boultham Park Medical Practice, Boultham Park Road, Lincoln

Further to your consultation on the above application, I would make the following comments:

Contaminated Land
With regard to the above planning application I would advise that the following condition should be included in any consent granted.

- ***Reporting of Unexpected Contamination***

  In the event that contamination is found at any time when carrying out the approved development 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 must be prepared, which is subject to the approval, in writing, of the Local Planning Authority.

  Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval of the Local Planning Authority.

  Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Air Quality and Sustainable Transport
Whilst it is acknowledged that the proposed development, when considered in isolation, is unlikely to have any significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted.

The NPPF seeks to promote and enable sustainable transport choices and, in doing so, aims to protect and enhance air quality. Paragraph 35 of the NPPF states "…. developments should be

located and designed where practical to….incorporate facilities for charging plug-in and other ultra-low emission vehicles".

It is noted that this proposed development will include dedicated off street parking for the residents of the development and, therefore, it is recommended that the applicant be required to incorporate appropriate electric vehicle recharge points into the development in line with the recommendations of paragraph 35 of the NPPF.

It is noted that the applicant is undertaking to install electric vehicle recharge points within their Design and Access Statement. However, no specific details of the number and type of points has been provided. It is recommended that the following condition be attached to the planning consent:

- *Prior to the commencement of the development, details of a scheme for the provision of electric vehicle recharge points at a minimum rate of one per residential unit shall be submitted to the planning authority for approval. The approved scheme shall be implemented prior to the occupation of the dwelling and shall be maintained thereafter.*

Construction/Demolition Impacts
Although this is a relatively small development, due to the close proximity to neighbouring sensitive uses, there is potential for significant problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. It is therefore recommended that the following item be included as a consent condition, if permission is granted:

- *The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms; and*

  Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Regards

Ian Wicks
Pollution Control Officer
(Ext 3794)