Sandwell
Metropolitan Borough Council

Report to Planning Committee

26 June 2024

Application reference	DC/23/68961
Application address	Site Of Former Stone Cross Neighbourhood Office, Clifton Lane, West Bromwich
Application description	Proposed 14 dwellings (seven, two-bedroom and seven, three-bedroom), vehicle access, car parking and associated works.
Application received	22 December 2023
Ward	Charlemont With Grove Vale
Contact officer	William_stevens@sandwell.gov.uk

1 Recommendations

1.1 Subject to no adverse comments from the Lead Local Flood Authority, that planning permission is granted subject to the following conditions:

i) External materials;
ii) Hard and soft landscape details;
iii) Site investigation and remediation;
iv) Renewable energy details (solar panels to roof spaces);
v) Programme for the recording of architectural and archaeological features;
vi) Drainage works (including SUDs);
vii) Remediation works and/or mitigation measures to address the mine entries and the shallow mine workings;
viii) Construction method statement of working; and

ix) A detailed method statement setting out job and apprenticeship opportunities.

2 Reasons for Recommendations

2.1 The proposed scheme provides a unique housing development and provides much needed residential accommodate to the residents of Sandwell.

3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods

4 Context

4.1 The application is being reported to Planning Committee as the application has generated local interest and comments from former Ward Members.

4.2 To assist members with site context, a link to Google Maps is provided below:

Clifton Lane, West Bromwich

5 Key Considerations

5.1 The site is not allocated in the development plan.

5.2 Material planning considerations (MPCs) are matters that can and should be taken into account when making planning decisions. By law, planning decisions should be made in accordance with the development plan unless MPCs indicate otherwise. This means that if enough MPCs weigh in favour of a development, it should be approved even if it conflicts with a local planning policy.

5.3 The material planning considerations which are relevant to this application are:

- Design concerns – appearance, materials, layout and security, and
- Highways considerations - traffic generation and parking.

6. The Application Site

6.1 The application site is situated on the west side of Clifton Lane, West Bromwich. The application site relates to the former neighbourhood offices for Stone Cross and is within a residential area with residential properties surrounding the site and a health centre to the north.

6.2 Whilst the site is currently fenced off and overgrown, there is currently a service road between the application site and the rear gardens of properties on Charlemont Road that allows residents to access their rear gardens and garages (see image below).

6.3 Clifton Road is a one-way street, and the direction of traffic flow is from the south of the site running parallel with the application site to the north where it joins Jervoise Lane leading to the A4031.

7. Planning History

7.1 Planning permission has previously been granted for 13 dwellings on the site under reference DC/18/61923. A commencement of development CIL notice was submitted indicating that the scheme is extant (meaning under the definition of planning legislation that permission has been implemented and so can still be built out under this permission).

7.2 Relevant planning applications are as follows:

DC/13/56365	Proposed demolition of single storey offices.	Grant Demolition Consent 02/10/2013
DC/14/56698	Outline application (access) for proposed residential development.	Grant Outline Permission with Conditions 26/06/2014
DC/18/61923	Proposed erection of 13 No. new dwellings.	Grant Permission subject to Conditions 25/06/2019

8. Application Details

8.1 The original planning proposal was for 14 three-bedroom properties. Following objections from the Council's highways department due to the lack of parking, the scheme has been amended and now provides 7 two-bedroom and 7 three-bedroom; this has been reflected in the description of development and residents were notified of this change (see point 9.1 below).

8.2 These 14 dwellings will be prepared in part off site and then assembled on site. The materials include a red brick plinth, to key into the local vernacular of the area and then vertical timber cladding to the upper floors with dark grey clay-based roof tiles. The roof will also include an

array of solar panels orientated either south or east to west along with electric charging points for each property (see image below).

8.3 The development indicates that landscaping would include trees, lawned areas and block paving, however final details are to be conditioned.

8.4 The applicant has shown parking areas and a new estate road into the site that allows access to the new properties. The access way mentioned in point 6.2 above remains for properties on Charlemont Road, but no longer serves properties on the Walsall Road, apart from one property which has (according to the applicant's agent) access rights in perpetuity.

9. Publicity

9.1 The application has been publicised by 31 neighbour notification letters and by site and press notice. 11 objections have been received. Since the re-advertisement of this application following the changes (point 8.1) seven further objections have been received.

9.2 Objections have been received on the following grounds:

i) There aren't enough parking spaces provided for the properties, spaces are divorced from the plots;
ii) Concerns over construction vehicles parking, delivery of new homes, with dust and noise associated with it;

iii) Concerns over the design; and
iv) Issues over gate access, security, turning facilities and localised flooding.

These objections will be addressed in under paragraph 13 (Material considerations).

Non-material objections have been raised regarding loss of property value, loss of view, loss of area for its local value, and water pressure issues.

10. Consultee responses

10.1 Planning Policy

No objections as the site makes best use of a brownfield site. Comments in relation to local and national policies are within points 12.2-12.7 below.

10.2 Highways

Amended plans have been received and seven three-bedroom properties have been replaced with seven two-bedroom properties, requiring one parking space for those properties. 100% off street parking provision is now provided for all residents, no visitor parking has been provided on site; however, the Council's highways department have accepted this element and that visitors can park on street, as is the provision for surrounding existing properties in the area.

10.3 Urban Design

Amended plans have been received that address their concerns. They consider that whilst the proposal does not follow the same design cues of the adjoining properties, given its location and the set back from the road there is scope to introduce a more modern approach. Of key

importance, the street elevations are acceptable in terms of massing and scale to neighbouring properties.

10.4 **Pollution Control (Contaminated Land)**

No objection subject to standard conditions relating to contamination being attached to any approval.

10.5 **Pollution Control (Air Pollution and Noise)**

It is recommended that a noise assessment should be carried out to determine whether future residents are likely to be adversely affected by noise from traffic from Walsall Road and Clifton Lane. These conditions were never required as part of the previous consent DC/18/61923 which has an extant permission for 13 dwellings. The application site is separated from the Walsall Road by a row of houses and is set back at least 50m back from the A4031. Consequently, it is therefore reasonable to request such condition/requirement in this instance.

They have also requested a noise management plan to be submitted to protect existing neighbour from construction noise and vibrations. This condition will be part of the wider construction management plan (see point 10.6 below).

10.6 **Pollution Control (Air)**

No objections have been received subject to conditions relating to electric vehicle charging points and Low Nox boilers but these are covered by building control (see point 12.6 below). However, they do state that a construction management plan should be submitted to control the levels of dust. This will be included in a wider construction management plan that will include details of deliveries, hours of working, wheel washing etc.

10.7 **Staffordshire County Council (lead local flood authority)**

Additional information has been requested. Members will be verbally updated.

10.8 **West Midlands Police**

No objections have been raised however the WMP provides details on how to try and prevent crime and provide protection for future residents. These comments have been shared with the applicant.

10.9 **Severn Trent Water**

Standard drainage and SUDS conditions are recommended.

10.10 **The Coal Authority**

The Coal Authority raises no objections and concurs with the recommendations of the Phase 1 Desk Study and Phase 2 Ground Investigation Report (April 2022, prepared by *Spilman Associates Ltd*); that two recorded mine entries (shafts) and shallow coalmine workings pose a risk to the proposed development and that remediation should be undertaken prior to development. Therefore, the Coal Authority recommend conditions accordingly.

10.11 **Social Value – Employment and Skills**

The proposal would create job and skill training opportunities and can be conditioned as such.

11. National Planning Policy Framework (NPPF)

11.1 The NPPF sets out government's planning policies for England and how these are expected to be applied.

11.2 The framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. This proposal's style is untraditional, but the Council is open to innovated ideas and designs and in my opinion, would not significantly harm the character and appearance of the area.

11.3 The Framework promotes sustainable transport options for development proposal and states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

12. Development Plan Policy

12.1 The following polices of the council's development plan are relevant:

Black Country Core Strategy (BCCS)

HOU2 – Housing Density, Type and Accessibility
ENV1 – Nature Conservation
ENV2 – Historic Character and Local Distinctiveness
ENV3 – Design Quality
ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island
ENV7 – Renewable Energy

Site Allocations and Delivery Development Plan Document (SAD)

H2 – Housing Windfalls
EOS9 – Urban Design Principles
HE5 – Archaeology & Development Proposals

12.2 ENV3 and SAD EOS9 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable and innovative with no concerns being raised from the urban design team.

12.3 The site is not allocated for residential development, therefore it would be classed as a housing windfall development (SAD Policy H2). The proposed development meets the guidance set out in the policy in that it is previously developed brownfield land and complies with other development plan policies.

12.4 The proposed development will have to give regard to both BCCS policy ENV5 relating to the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off.

12.5 As the development will be for over 10 units, BCCS policy ENV7 will be applicable. The guidance under this policy states all developments of 10 or more dwellings must incorporate the generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand. The development has indicated that solar panels will be added to each roof space and this can be conditioned as such.

12.6 The proposed development would have to give regard to the guidance contained in BCCS policy ENV8 and the Air Quality SPD with the proposed dwellings having electric charging points and NOx boilers installed. As indicated above, the development incorporates electric charging points and will be subject to building regulations. Hence planning consents should not request conditions that can be addressed through other legislation.

12.7 The site is situated in a wider area that is designated as an Area of Potential Archaeological Importance on the SAD Policies Map, therefore SAD policy HE5 is applicable. Guidance set out in the policy states the Council will require archaeological information. Therefore, a condition requiring a desk top study will be attached to any approval.

13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 **Design concerns – appearance, materials and layout**

Amended plans have been received and no objections from the Council's Urban Design Team have been received (see point 10.3).

13.3 **Security and access**

With regard to security, it is considered that the introduction of housing would be an improvement to this vacant land, providing natural surveillance which would benefit surrounding residents. The concerns of those residents whose back gardens face the current side access are noted, albeit issues of land ownership are not planning considerations. Notwithstanding this, the applicant informs the Council that they own this access way, and that controlled, locked gates would remain. The submitted masterplan also shows this. I am therefore satisfied that residents will not be unduly affected by this development.

13.4 **Highways considerations - traffic generation and parking.**

Following the amendments to the house types and subsequent parking arrangements, highways have no objections to the scheme. It is therefore considered that the scheme now accords with the NPPF (see points 10.2 and 11.3).

13.5 **Presumption and the 'titled balance'**

The 'tilted balance' is similar to the normal planning balance, but it is only engaged in exceptional circumstances. As the council has less than a five-year housing land supply, relevant local policies are out-of-date. In the most basic sense, the tilted balance is a version of the planning

balance that is already tilted in an applicant's favour. If the tilted balance applies, planning permission should normally be granted unless the negative impacts 'significantly and demonstrably' outweigh the positive impacts**.** In my opinion the design is acceptable and accords with relevant policy.

13.5 **Affordable Housing**

The affordable housing contribution is only required on schemes with 15 or more dwellings. Therefore, there is no policy requirement for the applicant to provide any affordable housing on site. All 14 properties will be for market sale.

13.6 **Biodiversity Net Gain (BNG)**

The application was submitted prior to BNG being required. Therefore, the developer is not required to provide a 10% increase across the site.

14. Conclusion and planning balance

14.1 All decisions on planning applications should be based on an objective balancing exercise. This is known as applying the "planning balance". It is established by law that planning applications should be refused if they conflict with the development plan unless material considerations indicate otherwise. This essentially means that the positive impacts of a development should be balanced against its negative impacts.

14.2 Conflict with development plan policies will always be a negative impact. If the policies are up to date, that negative impact will be given greater weight. However, if they're out-of-date, the weight given to the negative impact will be seriously reduced. No matter what the negative impacts are, if a proposal manages to secure sufficient positive impacts (of sufficient weight) to tilt the planning balance in its favour, planning permission should be granted.

14.3 On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

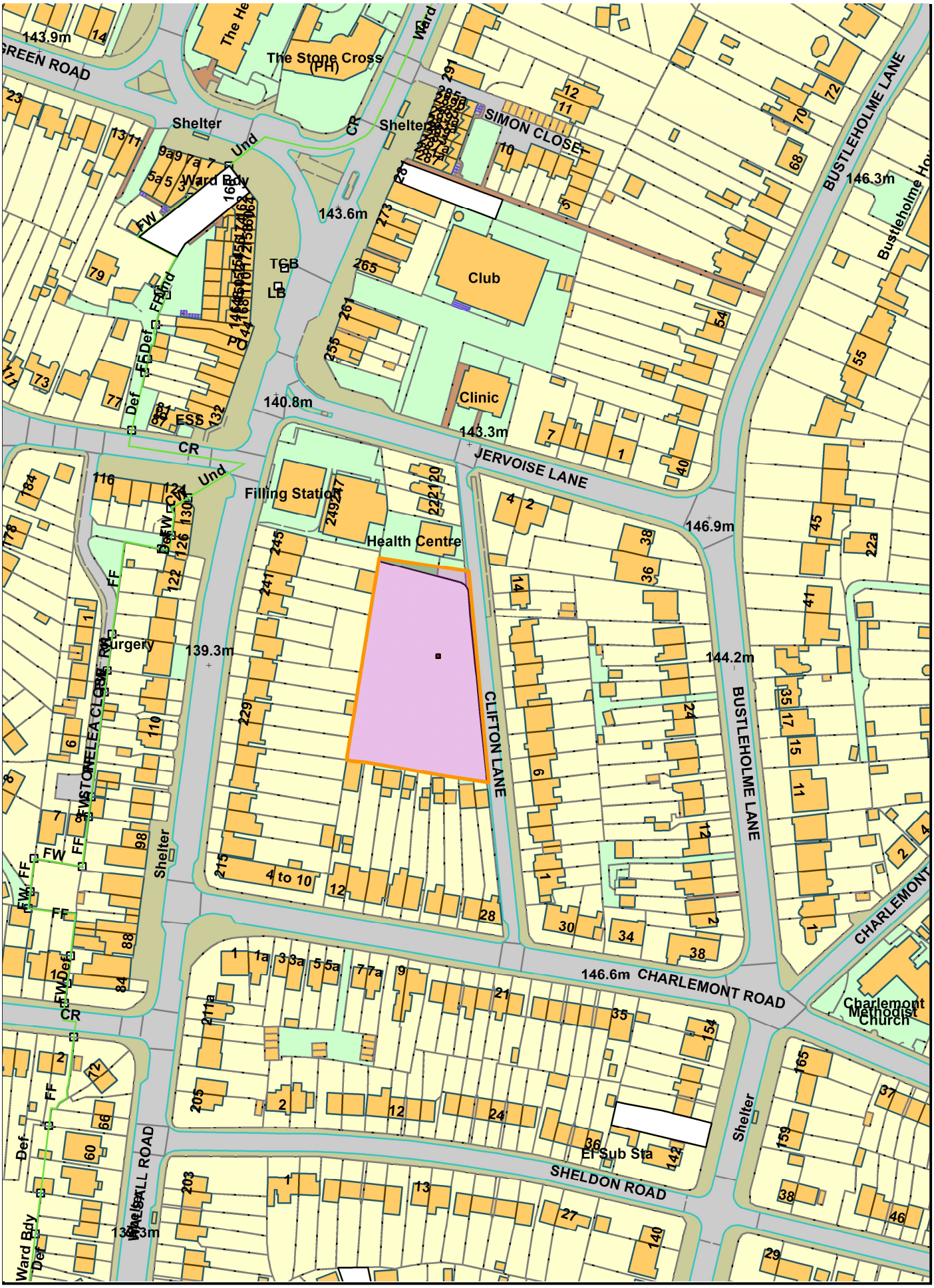
15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant polices and there are no material considerations that would justify refusal.

16 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.

17. Appendices

List of conditions	
Context plan	
Location Plan	1 Rev V02
Layout Plan	017-A-PA-XX-ZZ-DR-A-100 Rev 02
House Type Plans	017-A-PA-XX-ZZ-DR-A-200 Rev 01
	017-A-PA-XX-ZZ-DR-A-201 Rev 01
	017-A-PA-XX-ZZ-DR-A-202 Rev 01
	017-A-PA-XX-ZZ-DR-A-203 Rev 01
Street Scene	017-A-PA-XX-ZZ-DR-A-400 Rev 01



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Sandwell Metropolitan Borough Council

KEY

- Application Boundary
- Marks the 10m no-build exclusion zone stipulated by Coal Authority
- Lawn
- Private patio limestone paving slabs
- 01 — Dedicated car-parking space cobbled brick setts surface
- Bitmac surface to match existing council surface treatment
- Cobbled brick setts surface (areas within Site Boundary)
- Proposed Tree (Ash or similar)
- Indicative Tree (Silverbirch or similar)
- DK — Location of drop-kerb
- FK — Location of flush-kerb (level surface)

Accommodation	Houses
2 bedroom	4,5,6,7,8,9,10
3 bedroom	1,2,3,11,12,13,14

0 5m 10m

N

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REV	DESCRIPTION	BY	DATE
00	For Planning Purposes	PU	14/12/23
01	For Planning Purposes	PU	15/02/24
02	For Planning Purposes	PU	01/05/24

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AUTHOR
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TITLE
SITE PLAN - PROPOSED

SCALE
1:200 @ A1, 1:400 @ A3

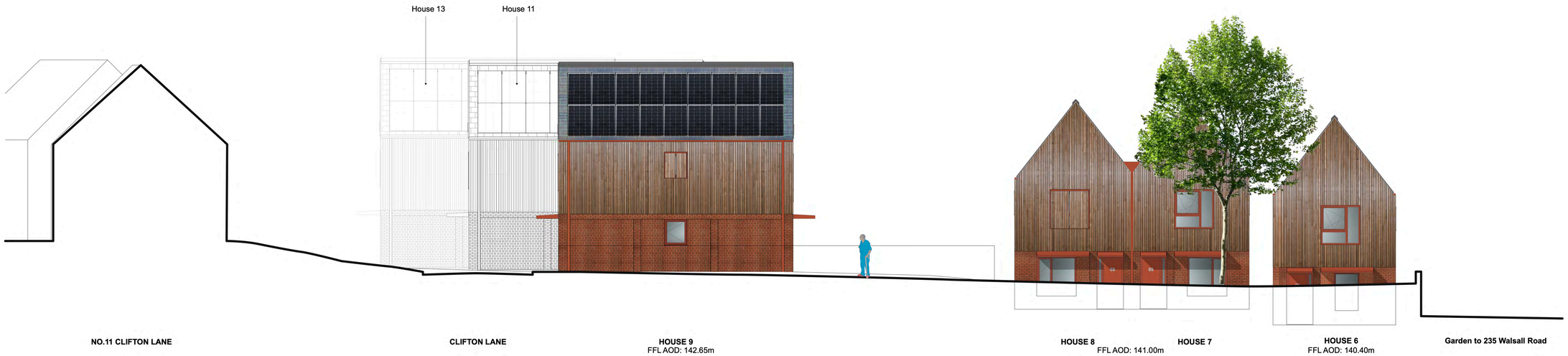
PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

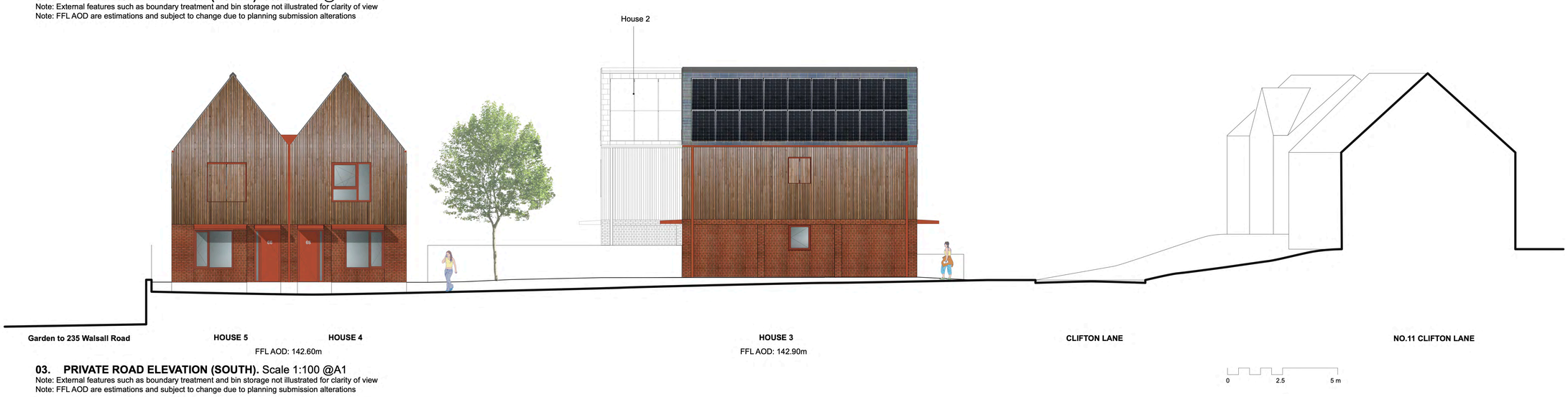
DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 100

REVISION
02

01. CLIFTON LANE ELEVATION. Scale 1:100 @A1
Note: External features such as boundary treatment and bin storage not illustrated for clarity of view
Note: FFL AOD are estimations and subject to change due to planning submission alterations



02. PRIVATE ROAD ELEVATION (NORTH). Scale 1:100 @A1
Note: External features such as boundary treatment and bin storage not illustrated for clarity of view
Note: FFL AOD are estimations and subject to change due to planning submission alterations



03. PRIVATE ROAD ELEVATION (SOUTH). Scale 1:100 @A1
Note: External features such as boundary treatment and bin storage not illustrated for clarity of view
Note: FFL AOD are estimations and subject to change due to planning submission alterations

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AUTHOR
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TITLE
PROPOSED ROAD ELEVATIONS

SCALE
1:100 @ A1, 1:200 @ A3

PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 400

REVISION
01

First Floor Shutters Closed First Floor Shutters Open

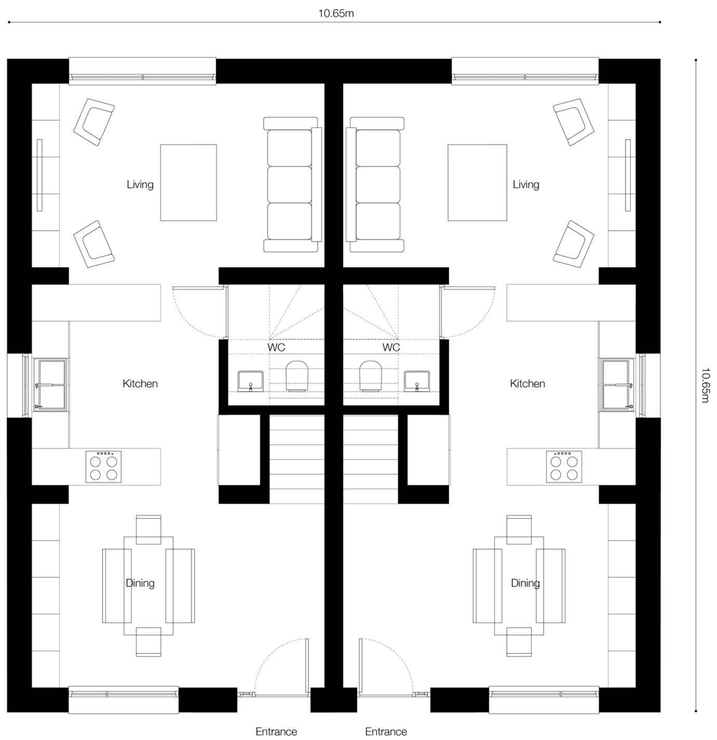
Front Elevation. Scale 1:50 @ A1

First Floor Shutters Open First Floor Shutters Closed

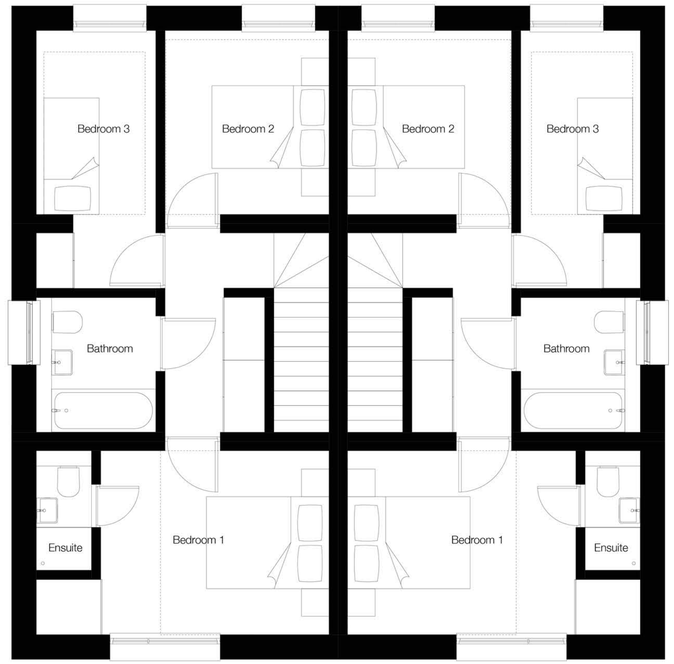
Rear Elevation. Scale 1:50 @ A1

First Floor Shutters Closed

Side Elevation. Scale 1:50 @ A1



Ground Floor Plan. Scale 1:50 @ A1



First Floor Plan. Scale 1:50 @ A1

Three-bed Semi-detached Home

All areas are approximate and are in SQM

GIA	
Ground Floor:	45.5
First Floor:	45.5
Total:	91
GEA	
Ground Floor:	55
First Floor:	55
Total:	110
Room Areas	
Hallway & Dining:	14
Kitchen:	10
Living:	14
WC:	2.6
Bedroom 1:	12
Ensuite:	2
Bedroom 2:	8
Bedroom 3:	8
Bathroom:	3.8

Area Schedule

0 1.25 2.5 m

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AUTHOR
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TITLE
THREE BED SEMI DETACHED HOUSE TYPE

SCALE
1:50 @ A1, 1:100 @ A3

PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 200

REVISION
00

First Floor Shutters Open

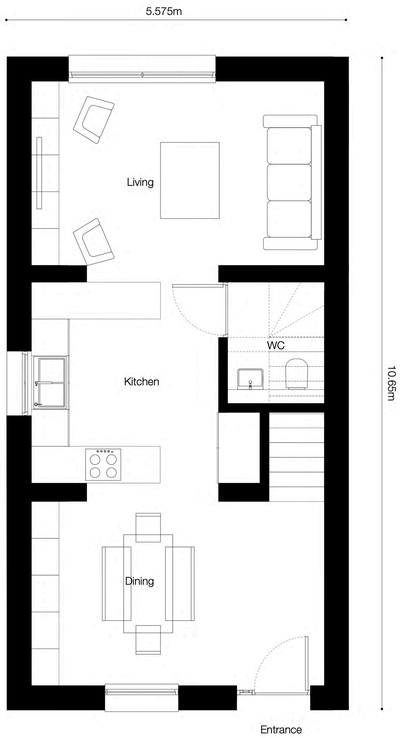
Front Elevation. Scale 1:50 @ A1

First Floor Shutters Open

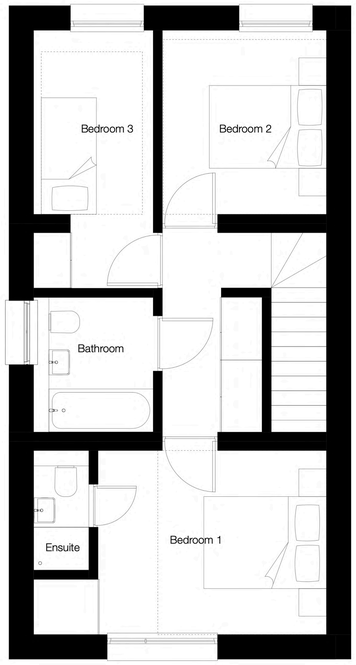
Rear Elevation. Scale 1:50 @ A1

First Floor Shutters Closed

Side Elevation. Scale 1:50 @ A1



Ground Floor Plan. Scale 1:50 @ A1



First Floor Plan. Scale 1:50 @ A1

Three-bed Detached House 3

All areas are approximate and are in SQM

GIA	
Ground Floor:	45.5
First Floor:	45.5
Total:	91
GEA	
Ground Floor:	55
First Floor:	55
Total:	110
Room Areas	
Hallway & Dining:	14
Kitchen:	10
Living:	14
WC:	2.6
Bedroom 1:	12
Ensuite:	2
Bedroom 2:	8
Bedroom 3:	8
Bathroom:	3.8

Area Schedule

0 1.25 2.5 m

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PLANNING

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01	For Planning Purposes	PU	17/05/24

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TITLE
THREE BED DETACHED HOUSE 3

SCALE
1:50 @ A1, 1:100 @ A3

PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 201

REVISION
01

First Floor Shutters Open

Front Elevation. Scale 1:50 @ A1

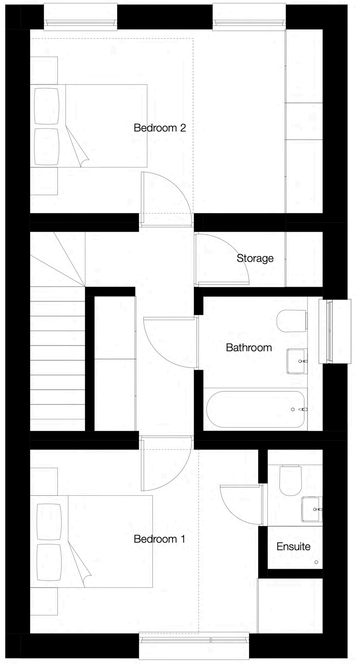
First Floor Shutters Open

Rear Elevation. Scale 1:50 @ A1

First Floor Shutters Closed

Side Elevation. Scale 1:50 @ A1

Ground Floor Plan. Scale 1:50 @ A1



First Floor Plan. Scale 1:50 @ A1

Two-bed Detached House 6

All areas are approximate and are in SQM

GIA	
Ground Floor:	45.5
First Floor:	45.5
Total:	91
GEA	
Ground Floor:	55
First Floor:	55
Total:	110
Room Areas	
Hallway & Dining:	14
Kitchen:	10
Living:	14
WC:	2.6
Bedroom 1:	12
Ensuite:	2
Bedroom 2:	14
Bathroom:	3.8

Area Schedule

0 1.25 2.5 m

ISSUED FOR:

PLANNING

REVISIONS

REV	DESCRIPTION	BY	DATE
00	For Planning Purposes	PU	12/12/23
01	For Planning Purposes	PU	17/05/24

Drawn By: PU	Checked By: PU	Date: 17/05/24

perpendicular

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AUTHOR
PERPENDICULAR ARCHITECTURE

TITLE
TWO BED DETACHED HOUSE 6

SCALE
1:50 @ A1, 1:100 @ A3

PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 202

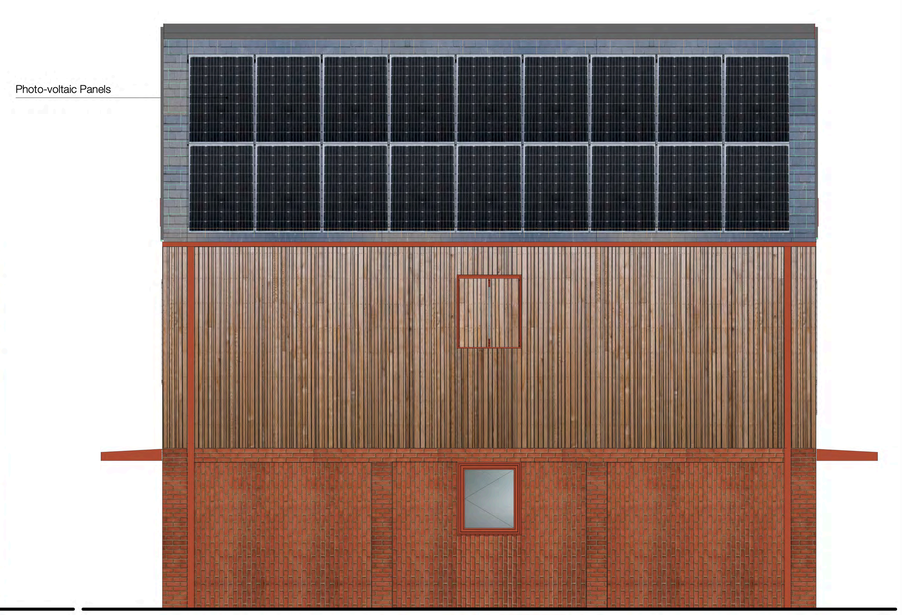
REVISION
01

First Floor Shutters Closed First Floor Shutters Open

Front Elevation. Scale 1:50 @ A1

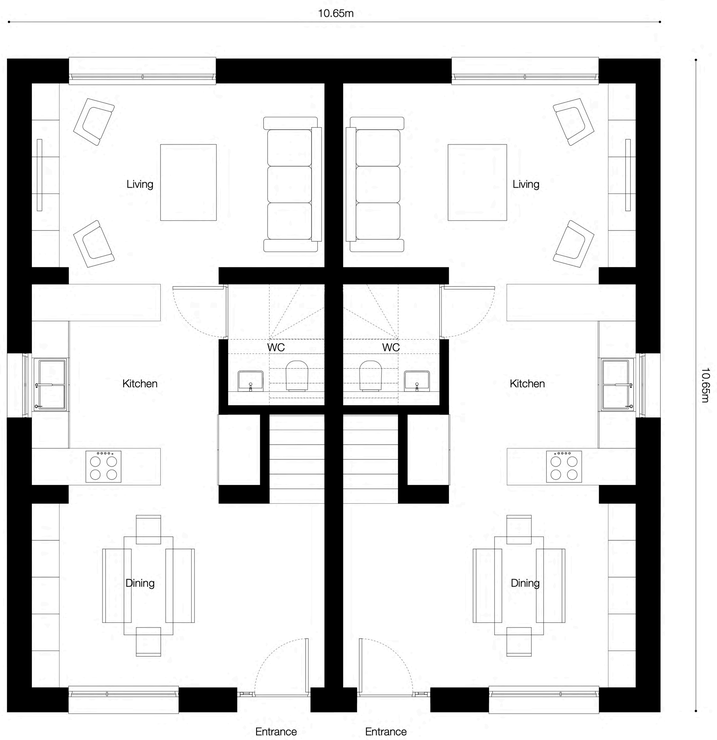
First Floor Shutters Open First Floor Shutters Closed

Rear Elevation. Scale 1:50 @ A1

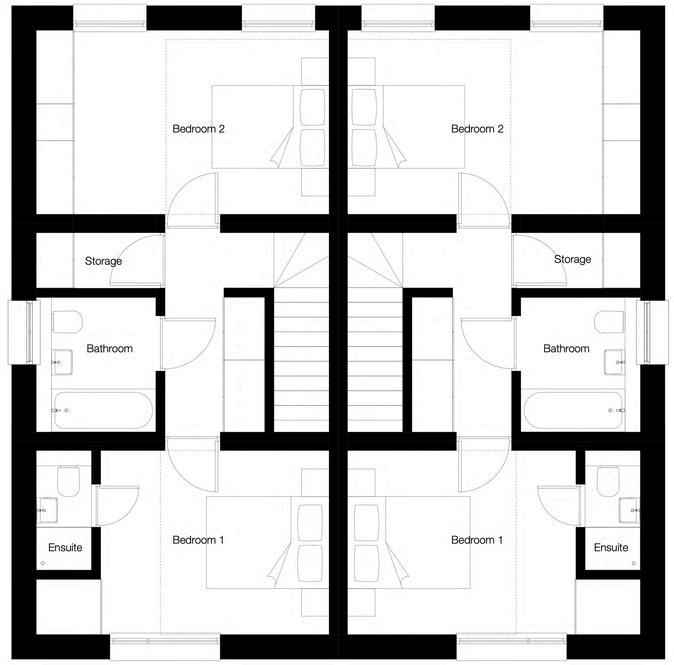


First Floor Shutters Closed

Side Elevation. Scale 1:50 @ A1



Ground Floor Plan. Scale 1:50 @ A1



First Floor Plan. Scale 1:50 @ A1

Two-bed Semi-detached Home

All areas are approximate and are in SQM

GIA	
Ground Floor:	45.5
First Floor:	45.5
Total:	91
GEA	
Ground Floor:	55
First Floor:	55
Total:	110
Room Areas	
Hallway & Dining:	14
Kitchen:	10
Living:	14
WC:	2.6
Bedroom 1:	12
Ensuite:	2
Bedroom 2:	14
Bathroom:	3.8

Area Schedule

0 1.25 2.5 m

ISSUED FOR:

PLANNING

REVISIONS

REV	DESCRIPTION	BY	DATE
00	For Planning Purposes	PU	17/05/24

Drawn By: PU | Checked By: PU | Date: 17/05/24

perpendicular

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AUTHOR
PERPENDICULAR ARCHITECTURE

TITLE
TWO BED SEMI DETACHED HOUSE TYPE

SCALE
1:50 @ A1, 1:100 @ A3

PROJECT NAME:
CLIFTON LANE

PROJECT NUMBER:
017

DRAWING NO
017 - A - PA - XX - ZZ - DR - A - 203

REVISION
00

DC/23/68961
List of conditions

i) The development must conform with the terms of the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following conditions, or approved amendments.

ii) The development must be begun not later than the expiration of 3 years from the date of this permission.

iii) No construction above slab level shall commence before details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed in accordance with the approved schedule of materials.

iv) Before the development is first occupied a detailed hard and soft landscaping and planting scheme shall be submitted to and approved in writing by the local planning authority.

The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied.

Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.

iv) Prior to the commencement of development, a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential

contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted in writing and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols (or equivalent if replaced) and be carried out by a competent person.

In the event that contamination is found (in relation to at any time when carrying out the approved development that was not previously identified 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.

Where remediation works have been carried out in pursuance with the preceding, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

v) a) Before the development is commenced (excluding site investigation, remediation and construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority.

The development shall not be occupied unless and until the renewable energy sources have been implemented and retained as such.

vi) No development or preliminary ground investigations of any kind shall commence until the applicant has secured the implementation of a programme for the recording of architectural and archaeological features in accordance with a written scheme of investigation work which has been submitted in writing and approved in writing by the local planning authority.

vii) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.

The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.

viii) Any remediation works and/or mitigation measures to address the mine entries and the shallow mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry,

ix) Before the development is commenced a detailed construction method statement of working on the application site shall be submitted in writing and approved by the local planning authority. The statement shall include details of hours of operation, noise/odour mitigation (including vibration levels), wheel cleaning, dust suppression measures to be implemented during the site preparation and construction phases, as well as contractors parking and deliveries to the site.

The approved construction method statement shall thereafter be implemented and retained for the duration of the implementation of the approved development.

x) a) Before development is commenced (excluding site investigation and remediation) a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority.

The approved job and apprentice method statement shall thereafter be implemented.