

# Report to Planning Committee

**23 October 2024**

<b>Application reference</b>	DC/24/69509
<b>Application address</b>	Land And Buildings 6 To 25 And 70 To 75 Corner Of Union Street and Albion Street Tipton.
<b>Application description</b>	Proposed 2 No. detached 3 and 4 storey apartment blocks comprising of 55 No. self- contained apartments with parking, car charging, 1 No. sub-station, landscaping, retaining walls/railings to boundary, bin store/bike shelters and Union Street re- alignment with parking bays and pavement bollards.
<b>Application received</b>	18.06.2024.
<b>Ward</b>	Tipton Green
<b>Contact officer</b>	Anjan Dey <a href="mailto:anjan_dey@sandwell.gov.uk">anjan_dey@sandwell.gov.uk</a>

## 1 Recommendations

Subject to a Section 106 agreement in respect of Biodiversity Net Gain requirements, and the receipt of satisfactory amended plans, that planning permission is granted subject to the following conditions relating to:

- i) Implementation of external materials;

- ii) Details of swift nest boxes and implementation thereafter;
- iii) Contamination;
- iv) Glazing & ventilation scheme to be submitted and implementation thereafter;
- v) Finished floor levels;
- vi) Drainage;
- vii) Submission of renewable energy statement;
- viii) External lighting;
- ix) Implementation of waste storage;
- x) Implementation of cycle storage;
- xi) Construction Management Plan;
- xii) Submission of employment & skills plan;
- xiii) Boundary treatments;
- xiv) Implementation of landscaping;
- xv) Implementation and retention of approved parking spaces.

## **2 Reasons for Recommendations**

2.1 The applicant proposes an appropriate reuse of land which would bring about great benefit by regenerating a part of Tipton town centre site with much-needed affordable housing. The potential for any significant impact on the amenity of the local area would be addressed by appropriate mitigation.

## **3 How does this deliver objectives of the Council Plan?**

Living in Sandwell	Improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings.  Safe and affordable homes.
One Council One Team	Sandwell Council's ethos of 'One Council One Team' reflects a commitment to unity and Collaboration, striving for excellence in serving the community.

	All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.
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## **4 Context**

- 4.1 The application is being reported to Planning Committee as the application has been submitted by the Council's Strategic Assets and Land team.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[70 Union Street, Tipton.](#)

## **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:
- Government policy (NPPF);
  - Proposals in the development plan;
  - Planning history (including appeal decisions);
  - Amenity concerns – overlooking/loss of privacy, loss of light and/or outlook and overshadowing;
  - Design concerns - appearance and materials, layout and density of building, wider visual amenity and overdevelopment;

- Highways considerations - traffic generation, access, highway safety, parking and servicing;
- Environmental concerns – noise, air quality, pollution and general disturbance;
- Ecology concerns – loss of wildlife, habitat, and trees; and
- Planning balance

## 6. The Application Site

6.1 The application sites are situated on the west and east sides of Union Street in Tipton town centre. These are irregular shaped sites with a combined area of around 0.4 hectares. The site is previously developed and includes the following areas:

Retail and residential units: 6 to 25 Union Street;  
 Retail and residential units: 70 to 75 Union Street;  
 New Cross Street car park;  
 Albion Street car park.

The site comprises 2 parcels; nos 6 to 25 Union Street with Albion Street car park (Union Street east) and nos 70 to 75 Union Street with New Cross Street car park (Union Street West). As the sites are located with Tipton town centre they are surrounded by a mixture of uses – from commercial to residential. The surrounding area also comprises of a mix of semi-detached and terraced residential dwellings.

The wider area and parts of the site fall within the Tipton Factory Locks Conservation Area. The site sits at the very south end of the Conservation Area, the Conservation Area Appraisal (2008) described this boundary as *'as a green space and public walkway conveniently linking the two historic canals.'* To the south of the canal walkway is located the Locally Listed former Conservative Club, which also lies within the Conservation Area boundary. The canal walkway itself is made up of a tarmac walkway and vegetation and planting, there is also remainder of the old locks.

The following image show the site within the wider Tipton area:





## 7. Planning History

7.1 There is no significant planning history for the site although demolition consent was granted earlier this year for building across the sites.

7.2 Relevant planning applications are as follows:

PD/24/02599	Proposed demolition of low-rise flats and parade of shops.	Grant demolition consent: 09.02.2024.
PD/24/2600	Proposed demolition of low-rise flats and parade of shops.	Grant demolition consent: 08.02.2024.

## 8. Application Details

8.1 It is proposed to regenerate these sites using a £20 million grant from the Government's Levelling Up Fund, together with match-funding from Sandwell Council. The central aim is to regenerate two key underused

sites within the town, by replacing 15 obsolete flats and derelict buildings to deliver new affordable, low-energy, socially rented housing (55 Units). Furthermore, the Council will also secure frontage improvements to the properties along Owen Street and invest in further highway improvements throughout the centre to improve safety and security. The canal walkway will also be reinvigorated and upgraded, with other additional public realm upgrades and improvements. It is envisaged that these initiatives will act as a catalyst for further regeneration, by offering the town a new heart and focus.

Surveys of the buildings across both sites have been undertaken which have confirmed that they are beyond economic repair or renovation.

The new apartment blocks will be staggered in height and be 3 and 4 storeys in height on both the west and east sides of Union Street. Parking areas for each of the apartment blocks would be at the rear and both apartment blocks would be fully landscaped.

The following image shows a 3D view of the proposed scheme:



Proposed 3D Aerial View looking Westerly direction

8.2 Amended plans have been received which improve the overall design of the apartment buildings; revised drawings now show recessed windows and increased details to the proposed elevations.

## **9. Publicity**

9.1 The application has been publicised by 63 neighbour notification letters and by press and site notice. No objections have been received.

9.2 Comments have been submitted by the Royal Society for the Protection of Birds (RSPB) regarding the incorporation of swift nesting bricks into the proposed apartment blocks.

## **10. Consultee responses**

### **10.1 Planning Policy**

No objection. The development meets the overall objectives of the Black Country Core Strategy and Site Allocations and Delivery Plan document relating to the provision of affordable housing, density, design, historic character, windfalls, sustainable urban drainage (SUDs) and air quality. The proposal also accords with the Tipton Area Action Plan (2008) by delivering high quality housing and by supporting Owen Street district centre by addressing/regenerating poor environments.

Policy ENV7 (Renewable Energy) requires 10% of a major development residual energy supply to be provided by renewable means and the proposal is to be served by air source heat pumps. However, an energy statement will be required that demonstrates how the final development will meet the requirements of ENV7. This matter can be dealt with by way of pre-commencement condition.

## 10.2 Highways

No objection. The Transport Statement had been reviewed prior to submission and parking provision agreed and trip rates considered acceptable.

## 10.3 Urban Design

No objection. The Urban Design officer had been involved in pre-application discussions relating to design prior to formal submission. Amended plans have been submitted to improve overall design of the scheme, at the request of the Urban Design officer.

## 10.4 Conservation and heritage

No objection. The development is partly within Tipton's canal focussed Factory Locks conservation area, and the authority's Conservation Officer has no objections to the demolition of post-war buildings to bring forward the development as they are of limited significance. Furthermore, the design of the proposed apartment buildings is broadly considered to be positive subject to the use of appropriate external materials.

## 10.5 Employment & Skills

No objection. Standard condition recommended to secure apprenticeships and job opportunities for the local workforce.

## 10.6 Pollution Control (Contaminated Land)

No objection. Standard land contamination condition recommended.

## 10.7 Pollution Control (Noise)

No objection. The Noise Impact Assessment had been assessed and it is agreed that acceptable internal noise levels can be achieved with

suitable glazing and ventilation systems. A related condition has been recommended by the noise officer.

#### **10.8 Pollution Control (Air)**

No objection subject to the submission of a construction and environmental management plan for the control of dust and emissions arising from the demolition and construction process. This matter can be addressed by way of pre-commencement condition as recommended.

#### **10.9 Staffordshire County Council (Lead Local Flood Authority)**

Additional information has been submitted relating to flood risk etc. following a request from the drainage officer for further information. There are now no objections following receipt of the additional information subject to pre-commencement conditions relating to surface water drainage design & the submission of a construction surface water management plan.

#### **10.10 The Canal & Rivers Trust**

No objection. They consider the development to be a sufficient distance away from the New Main Line canal with intervening roads and other developments that mitigate any detrimental impact on the canal network. They request the imposition of conditions relating to drainage and landscaping which are normally used as standard for this type of residential development.

#### **10.11 Severn Trent Water**

No objection. Standard drainage condition recommended.

## 10.12 Biodiversity Net Gain

Compliance with Biodiversity Net Gain requirements will be ensured by the purchase of off-site credits. These matters will be dealt with by a legal Section 106 agreement.

## 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. As no significant design concerns are raised by the development, the proposal is in accordance with the design principles of the NPPF. Taking into account the views of the council's urban design officer, I am of the opinion that the scheme is of a good design and would assimilate into the overall form and layout of the site's surroundings; in accordance with the design principles of the NPPF.

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. As highway officers have no objection to the scheme, and the impact of the development on on-street parking provision would be limited, the proposal is compliant with the framework in this regard.

## 12. Development Plan Policy

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

### **Black Country Core Strategy (BCCS)**

CSP4 – Place Making

DEL1 – Infrastructure Provision  
HOU1 - Delivering Sustainable Housing Growth  
HOU2 – Housing Density, Type and Accessibility  
HOU3 - Delivering Affordable Housing  
EMP5 - Improving Access to the Labour Market  
TRAN2 – Managing Transport Impacts of New Developments  
TRAN4 - Creating Coherent Networks for Cycling and for Walking  
ENV1 - Nature Conservation  
ENV2 - Historic Character and Local Distinctiveness  
ENV3 – Design Quality  
ENV5 – Flood Risk, Sustainable Drainage Systems / Urban Heat Island  
ENV6 - Open Space, Sport, and Recreation  
ENV7 – Renewable Energy  
ENV8 – Air Quality

**Site Allocations and Delivery Development Plan Document –  
(SADD)**

SAD H2 - Housing Windfalls  
SAD H3 – Affordable Housing  
SAD EMP 2 - Training and Recruitment  
SAD EOS 9 - Urban Design Principles

- 12.2 ENV3, SAD EOS9 and CSP4 refers to well-designed schemes that provide quality living environments. The proposed layout and design are considered to be acceptable with no concerns being raised from the urban design team.
- 12.3 DEL 1, the proposals are liable for Community Infrastructure Levy (CIL), affordable housing and Biodiversity net gain.
- 12.4 HOU1, HOU2, SAD H2 and H3, whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. The council's latest Housing Delivery Test indicates that less than 75% of its housing

requirement was delivered in the proceeding period and it cannot demonstrate a five-year housing land supply. As such, this proposal would assist with providing much-needed housing in the borough.

- 12.5 Policy HOU2 relates to housing type and density. The application proposes 55 affordable apartments for the socially rented sector, which would contribute to the range of types and sizes of accommodation available across the borough. The development would provide much needed affordable housing within the borough.
- 12.6 The proposed dwellings would be a windfall, subject to SAD H2. The proposal accords with the policy as the site is brownfield land and is acceptable for residential use; being within easy reach of existing facilities, services, and transport options.
- 12.7 With regards to HOU3 and SAD H3, the apartments would be 100% affordable units managed by the Council (Sandwell Homes) and the development would provide much needed affordable housing for the local community.
- 12.8 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). This can be ensured by condition.
- 12.9 TRAN2 seeks to manage the transport impacts of new development. Highways raise no objection on traffic and accessibility matters and therefore it is considered that the proposal accords with the policies. It has been confirmed that there is allocated space with the apartment storerooms for cycle provision (TRAN4), and the areas allocated within the external site plans are for residents and visitors.

#### 12.10 **Bio Diversity Net Gain & ENV1**

Compliance with Biodiversity Net Gain requirements will be ensured by the purchase of off-site credits. This will be ensured by a s106 agreement.



Comments from the RSPB relating to the incorporation of swift nest bricks into the structure of the apartment buildings can be ensured by appropriate condition.

12.11 ENV2 and SAD HE5 seek to protect heritage and archaeology. The development is partly within Tipton's canal focussed Factory Locks conservation area. The design of the proposed apartment buildings is broadly considered to be positive and the use of appropriate external materials would ensure compliance with policy ENV2.

12.12 ENV5 seeks to reduce flood risk and secure sustainable drainage solutions. There is no reason to suspect that the site drainage could not meet the requirements of the Local Lead Flood Authority and Severn Trent Water. Additional information has been forwarded to the Local Lead Flood Authority, and at the time of writing further comments are awaited.

12.13 The development would reduce the available amount of community open space in the rear by several hundred square metres. However, ENV6 states that:

*“in some cases, a loss in quantity or facilities of open space may be acceptable if compensatory gains in quality and/or accessibility which are of a greater value can be secured” (p147, bullet point 1).*

It is noted that the proposal will add to the overall quality and value of the remaining open space area by adding natural surveillance via an active frontage, and also by improving the landscaping and accessibility of the walkway on the former canal. Furthermore, the development will add social rented housing, a tenure of housing that is in particular demand in the borough.

12.14 ENV7 requires developments of 10 dwellings or more to incorporate at least 10% renewable energy generation. An energy statement would therefore be required by condition.

- 12.15 ENV8 seeks to protect new residential development from poor air quality. No objections have been received on air quality grounds.
- 12.16 Land contamination issues (SAD DC 6) can be addressed by the imposition of suitably worded conditions requiring further intrusive investigation, reporting of any unpredicted contamination and submission of a validation certificate following any required mitigation.

### **13. Material Considerations**

- 13.1 The application has not generated any neighbour objections.
- 13.2 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:

#### **13.3 Amenity considerations**

Given the location of the development and its distance from surrounding properties, I have no significant concerns regarding its impact on the amenity of existing residents.

#### **13.4 Design considerations**

As stated above, the design of the scheme would be appropriate in the streetscene and is considered appropriate for the town centre location. The apartment blocks and overall scheme would cause no harm to the visual amenity of the area. The proposals form part of the plans to regenerate Tipton town centre, and there has been extensive input from the Urban Design Officer in regard to design of this local authority housing scheme.

### **13.5 Highway considerations**

Both apartment blocks would benefit from off road parking areas and it is also considered that proposed location is within Tipton town centre that is well served by public transport.

### **13.6 Presumption and the ‘tilted 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.

## **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.

Housing proposals - 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.

14.2 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 policies and there are no material considerations that would justify refusal.

## 16 Implications

<b>Resources:</b>	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.
<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None.
<b>Social Value</b>	None.
<b>Climate Change</b>	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**

### **17.1 Plans for consideration**

Location Plan. ZZ XX AP (04) 01 S3

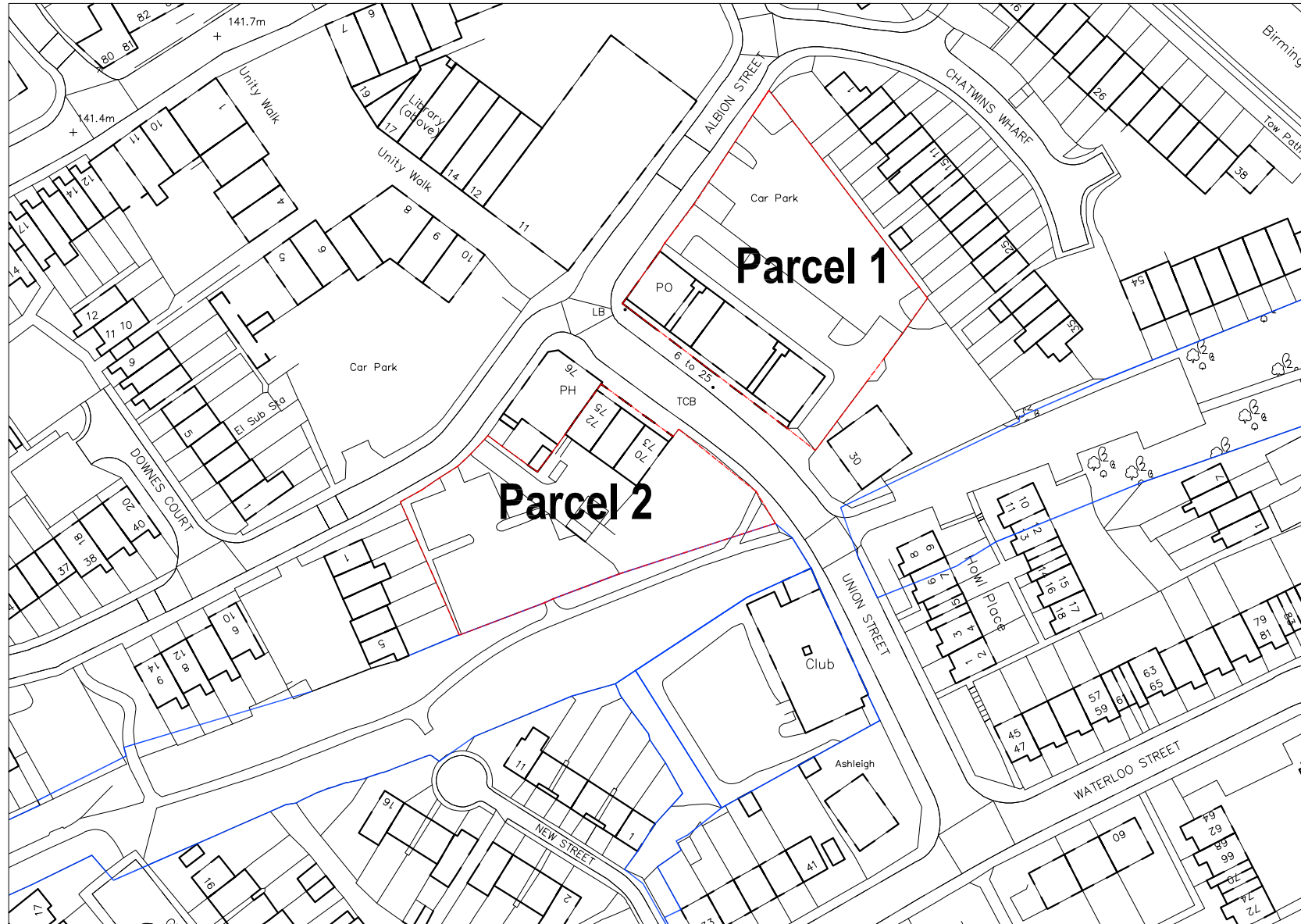
Proposed site plan inc. hard landscaping. XX L-G (9) 03 S3 P1

Proposed Union Street East elevation. ZZ AG (05) 21 53 P5

Proposed Union Street West elevation. ZZ AG (05) 26 S3 P5

Proposed Union Street East floor layouts. ZZ AG (04) 51 S3

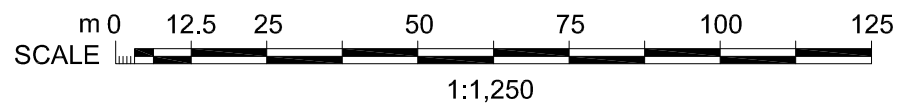
Proposed Union Street West flat layouts. ZZ AG (05) 26 S3 P5



Demolition previous approved refer to  
 Applications ref:  
 Parcel 1 - PD/24/02599  
 Parcel 2 - PD/24/02600

For other ownership locations please refer to Sandwell Terrier Plan

### Existing Site Plan - 1:1250

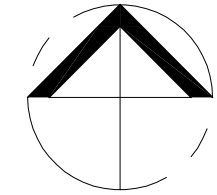


Based upon the current Ordnance Survey 1:2500  
 Digital map with the permission of The Controller  
 of Her Majesty's Stationary Office

Crown Copyright Licence No LA 100032119  
 Sandwell MBC

#### Notes

The Contractor will be responsible for setting out the work.  
 All dimensions must be obtained or checked on the site.  
 Figured dimensions to be used in preference to scale.



Rev	Date	Revision Note	By	Check
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Project  
**Tipton, Levelling Up Fund**  
 Location  
**Land off Union Street**  
**Tipton, West Midlands**  
 Sheet title  
**Site Location**

Status  
**FOR PLANNING**

Drawn by	Date	Checked
CF	2024-06-11	
Scale at A3	Scale at A5	
1:1250		

Zone	Level	Classification	Sheet No.	Suitability	Ver/Rev
<b>ZZ</b>	<b>XX</b>	<b>AP(04)</b>	<b>01</b>	<b>S3</b>	

Job No.	Contractors Drawing No. (if required)
<b>Q22010</b>	

#### Urban Design & Building Services

Sandwell Council House  
 Freeth Street, Oldbury.  
 B69 3DE

Tel: 0121 569 4541













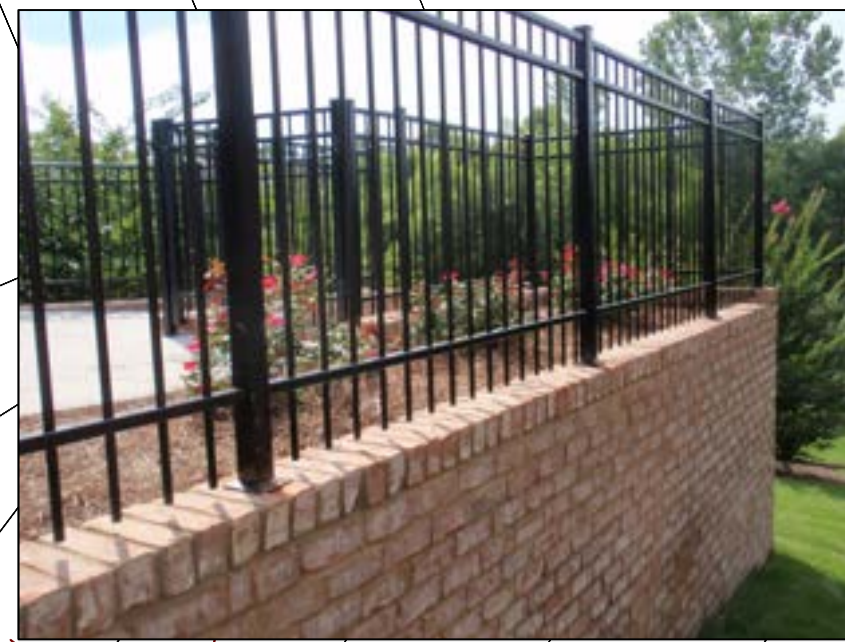
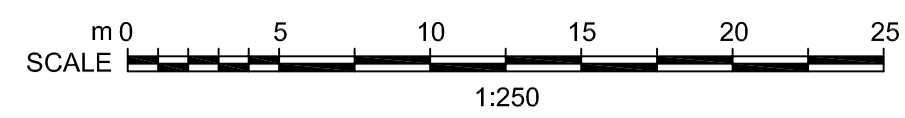








141.7m



Unity Walk

17  
14  
12  
8  
6

park

10  
9  
5

Location of new sub-station

Retaining walls & railings, with planting & railings with gates at road level

Stepped/ramped access down to frontages

Retaining walls & railings, with planting & railings with gates at road level

Post box to be kept in-situ

Road re-aligned to accommodate herbaceous 'build-out'/street trees & parking bays for visitors & drop-off. Subject to underground service runs. Double kerbing to parking bays to Highway Engineer specification.

Bollards to Union, Albion & New Cross Streets to Highways Authority specification

Wheellie bin store on floated concrete base

Kiddies Playhouse Day Nursery

Bus stop

Ground anchor locking point for motorbike

Small element paving

Permeable block paving to parking bays

Bollards within the development. EV charging pedestals with protective hoop barriers.

Retaining walls & railings

Small element paving

Stepped access up to frontages

Potential location for new sculpture, away from tree canopies & subject to design of Plot 3

Bench seating

ALBION STREET

Ground anchor locking point for motorbike

Cycle shelter & cycle stands

Permeable block paving to parking bays

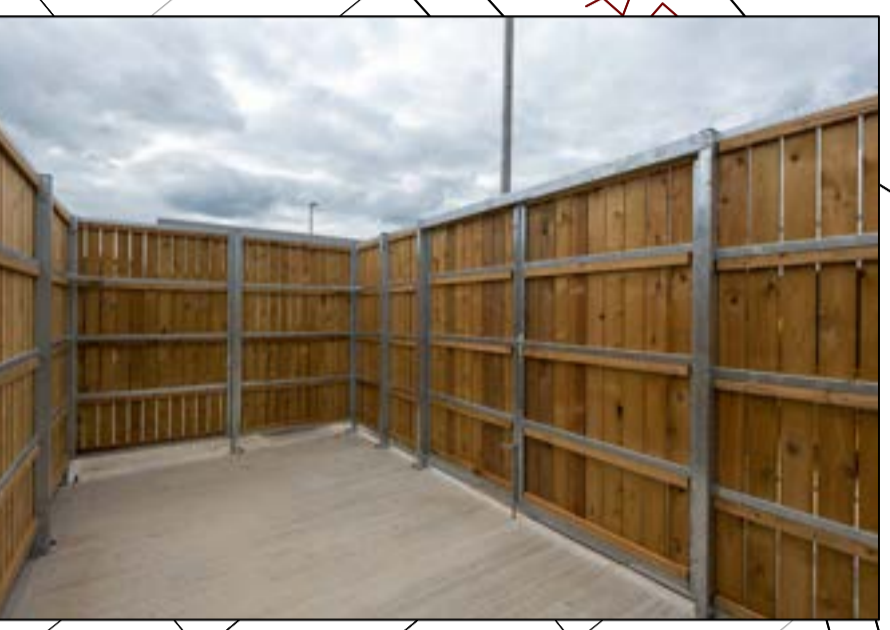
Bench seating

Wheellie bin store on floated concrete base

Planting & railings with gates for maintenance access

Small element paving

UNION STREET



Note: The Contractor will be responsible for setting out the work. All dimensions must be obtained or checked on the site. Figured dimensions to be used in preference to scale.

**KEY**

- Existing & proposed adopted road (bitmac)
- Vehicular bitmac
- Pedestrian bitmac
- Permeable block paving with demarcation. 200x100x80mm, laid in a 90 degree herringbone bond.
- Small element paving. 600x300x80mm and 600x200x80mm, laid in alternating gauge stretcher bond 300/200/200/300/200/200 etc
- Standard concrete HB road kerb including corners & radii. Matching LH and RH drop kerbs & centre.
- Standard concrete square channel edgings
- Standard concrete pin kerb edgings to paving and soft landscaping.
- Vertical bar railings & matching single leaf lockable maintenance access gate. 1.2m high.
- Vertical bar railings around patios. 0.9m high. To match design of guarding, but fixed into ground.
- Vertical bar guarding, 1.2m high from upper ground level, fixed to the centre-top of brick free-standing & retaining walls.
- Brick wing walls to steps. Handrails fixed to the centre-top of wall and centre line of steps. Concrete step units.

To be read in conjunction with the following drawings & documents:  
 00\_XX\_L-G(9)-01 Tree removal  
 00\_XX\_L-G(9)-02 General Arrangement - externals  
 00\_XX\_L-G(9)-04 Soft Landscaping

Employer's Requirements  
 Part 3 Technical Specification, External Works

Rev	Date	Revision Note	By	Check
P1	19/07/24	Scale bar added	VM	BS



Project: Tipton LUF  
 Location: Union Street, Tipton

Sheet No: Hard Landscaping  
 Status: Suitable for planning

Drawn by	Date	Checked
VM	03-06-24	

Scale at A1: 1:250  
 Scale at A3: 1:500

Plot No.	Level	Contributor	Draw No.	Subplot	Version
00	XX	L-G(9)	03	S3	P1

JOB No: Q22010  
 Contractor Drawing No. (if required):

Urban Design & Building Services  
 Sandwell Council House  
 Fresh Street, Oldbury,  
 B69 1JG  
 Tel: 0121 588 4541





**DC/24/69509**

**List of conditions**

- i) Before the development is commenced (excluding site investigation, remediation or construction foundations) 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.
- ii) No development shall commence until details of swift nest bricks to be incorporated into the approved building have been submitted in writing and approved in writing by the local planning authority. When approved the swift nest bricks shall be implemented as such.
- iii) Before the development is commenced 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 to 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 and be carried out by a competent person:(<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>). In the event that contamination is found 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 and shall be submitted to and approved in writing by the local planning authority. Where remediation works have been carried out

in pursuance with the preceding conditions, a post remediation report shall be submitted to and approved in writing 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).

- iv) Glazing and ventilation systems shall be designed to ensure that sound levels within the apartments meet the recommended indoor ambient noise levels for dwellings set out in Table 4 of BS8233:2014 – “Guidance on sound insulation and noise reduction for buildings”. Detailed specifications of the proposed glazing and ventilation scheme shall be submitted for approval before the building work begins.
- v) Before the development is commenced details of the finished floor levels of the proposed dwelling(s), including their relationship to the levels of the highway and existing development(s), shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- vi) No development shall begin until the detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:
  - a) Catchment area plan of the proposed site.
  - b) Provide drainage details including permeable paving and check dam system.
  - c) Provide mitigation measures to prevent Union Street and Albion Street from exceedance flooding by installing channel drains at the entrances.

The development shall thereafter proceed in accordance with the approved details.

- vii) Before the development hereby approved is commenced, a Construction Surface Water Management Plan to demonstrate how flood risk will be managed prior to the completion of the approved

drainage strategy shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details. The developer must ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

- viii) Before the development is brought into use (excluding site investigation, remediation or 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.
- ix) Before the development is occupied or brought into use an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The approved lighting scheme shall be implemented before the development is first occupied or brought into use and shall be thereafter retained.
- x) Before the development is brought into use details of waste storage to serve the development shall be submitted to and approved in writing by the local planning authority. The approved waste storage shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xi) The approved secure cycle parking shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xii) Before the development is commenced, including any works of demolition or site preparation, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The statement shall provide for: the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours. The approved

construction method statement shall be adhered to throughout the construction period for the development.

- xiii) Before development is commenced (excluding site investigation and remediation) an employment and skills plan detailing 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 employment and skills plan shall thereafter be implemented.
- xiv) Before the development is brought into use a scheme showing details of the height, type and position of all site and plot boundary walls or fences to be erected on the site shall be submitted in writing to and approved by the local planning authority. The approved boundary walls or fences shall be erected before the development is first occupied or brought into use.
- xv) 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.
- xvi) The development shall not be occupied or brought into use until the space shown on the submitted plan for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.