

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Rural West York
Date: 27 September 2007 **Parish:** Copmanthorpe Parish Council

Reference: 07/01319/FULM
Application at: Site Lying To The West Of Manor Heath Copmanthorpe York
For: Development of an Eco-Park to include land formation, lakes, ponds, wetland, woodlands, paths, road, play-education-demonstration areas, education centre to include cafe, farm shop, sustainability display area including alternative energy, recycling, composting and 4m high windmill.
By: Professor Gareth Reece
Application Type: Major Full Application (13 weeks)
Target Date: 28 September 2007

1.0 PROPOSAL

1.1 The applicant seeks planning approval to develop an Eco-Park. The Eco-Park will include the following:

- * Land Formations.
- * Fishing Lakes.
- * Wildlife Ponds.
- * Wetlands.
- * Woodlands.
- * Paths.
- * Roads.
- * Play Education - Demonstration Areas.
- * Education Centre (Including Café and Farm Shop).
- * Sustainability Display Area (Including alternative energy, recycling, composting and 4 metre high windmill)

1.2 The proposed development site is currently occupied by a large arable field. The site is roughly trapezoidal in shape and measures between approx. 200 and 214 metres east to west and approx. 420 and 350 metres north to south. The site measures approx. 7.2 hectares. The ground slopes gently from approx. 29 metres Above Ordnance Datum (AOD) at the A64 edge of the site down to approx. 24 metres AOD at the southern edge closest to Colton Lane. The site is currently entered/exited from Manor Heath using a well established and laid out access point. The nearest properties are located to the east of the site on Manor Heath, distances between 200 and 350metres have been provided to the front elevations of these dwellings.

1.3 A committee site visit is to take place because objections have been received and the application is recommended for approval.

OUTLINE OF CONCEPT

Definition of an Eco-Park

1.4 It is a collection of wildlife and activity areas within an attractive natural setting. The Eco-Park is created at the outset with the objective of combining wildlife and activity areas. The Eco-Park will include native woodland, naturalised wetland, water features, wildflower areas and the replication of a geological outwash landscape.

1.5 The Eco-Park will be developed and managed in a sustainable way. Construction materials will be from sustainable /recycled sources and solar/wind power will be used as well as energy conservation wherever possible.

1.6 Activities within the site are generally self explanatory, however the new outdoor game "Footeegolf" is a dominating feature, which may need some clarifying. The applicant has written that "Footeegolf is a new game to this country that combines the best of football and golf". A ball is kicked from a tee to a green to a bowl. There will be ten holes providing a challenge on every hole. The holes are largely grassed areas of lengths that vary between 70 and 100 metres and incorporate varying landforms and shapes. These landforms are essential for the playing of the game.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGB13
Sports facilities outside settlements

CYGP4A
Sustainability

CYGB1
Development within the Green Belt

3.0 CONSULTATIONS

INTERNAL

3.1 Highway Network Management - No Objections subject to a section 106 agreement which shall include funding for the following:-

- * New pedestrian crossing facilities to be formed at the junction of Manor Heath and Hallcroft Lane.
- * New pedestrian/cycle crossing point on Manor Heath east of the main access.
- * Provision of a new 2 metre wide footpath on the south side of Manor Heath between the proposed access and the existing bus layby.
- * The extension of the existing 30 mph speed limit on Manor Heath to the A1237 to include the new access.
- * The trimming of foliage to the west of the proposed access within the highway embankment to a height maintained at less than 1.05 metres.

Conditions have also be Included.

3.2 City Development - No Objections.

3.3 York Consultancy (Drainage) - No Objections - Condition Included.

3.4 Environmental Protection Unit - No Objections - Informative Included.

The Environmental Protection Unit considered Air Quality, Noise, Contamination, Lighting, Water Supply and Construction Issues.

3.5 Design, Conservation and Sustainable Development (Landscape Architect) - No Objections

A condition should be included to ensure the following are agreed in writing prior to the commencement of development.

- Details of existing and proposed levels.
- A detailed landscape scheme and management plan.
- A phased programme of works in order to keep disturbance of construction works to a minimum.

EXTERNAL

3.6 Highway Agency - No Objections.

3.7 Environment Agency - No Objections - Condition Included.

3.8 Copmanthorpe Parish Council - Broadly Support the Application, however raised the following concerns.

- * Concerns about Access and Egress of Traffic.
- * Vehicle Speeds in the Area.
- * Traffic Volume.
- * Access concerns for Cyclists and Pedestrians.
- * Public Transport Issues.
- * Site Security.
- * Impact on the Green Belt.

3.9 18 letters of comment and objection have been received in response to the applicants proposals. The letters raise the following comments and concerns.

- * Increased Traffic and Noise.
- * No safe access for Cyclists and Pedestrians.
- * Flooding.
- * Lack of Parking.
- * Security Issues.
- * Concerns about Mud on the Roads.
- * What would happen if the scheme was to fail.
- * Safety Issues Relating to the Ponds.
- * Concerns about anti social behaviour.

4.0 APPRAISAL

KEY ISSUES

- * Policy Context
- * Visual Impact
- * Sustainability
- * Highway Issues
- * Landscaping
- * Education and Eco-Café.
- * Sustainability
- * Soil Importation

4.1 GP4a "Sustainability" Policy GP4a: Sustainability

Proposals for all development should have regard to the principles of sustainable development as summarised in criteria a to i below.

All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms.

Development should:

- a) provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) contribute toward meeting the social needs of communities within City of York (including, for example, housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people);

- d) be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;
- e) minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The whole life costs of the materials should be considered;
- f) minimise pollution, including that relating to air, water, land, light and noise;
- g) conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) make adequate provision for the storage and collection of refuse and recycling.

4.2 GB1 - Development in the Green Belt: states that planning permission within the Green Belt will only be granted where:

- a) the scale, location and design of such development would not detract from the open character of the Green Belt; and
- b) it would not conflict with the purposes of including land within the Green Belt; and
- c) it would not prejudice the setting and special character of the City of York

AND it is for one of the following purposes:

- * agriculture and forestry; or
- * essential facilities for outdoor sport and outdoor recreation; or
- * cemeteries; or
- * limited extension, alteration or replacement of existing dwellings; or
- * limited infilling in existing settlements; or
- * limited affordable housing for proven local needs; or
- * limited infilling or redevelopment of existing major developed sites; or
- * minerals extraction, provided high environmental standards are attainable;
- * or highway works or other essential operations including waste disposal;
- * or park and ride facilities; or
- * reuse of existing buildings.

All other forms of development within the Green Belt are considered inappropriate. Very special circumstances will be required to justify instances where this presumption against development should not apply.

4.3 Policy GB13 - Sports Facilities Outside Settlement Limits states that within the Green Belt or open countryside proposals for the development of essential ancillary facilities for outdoor sport or recreation will be permitted where:

- a) the facilities are essential to support the outdoor provision; and
- b) the facilities are kept to a scale consistent with the requirements of the outdoor recreational activity; and
- c) there are no opportunities to provide the built facilities in adjacent settlements; and
- d) any new buildings or structures and associated parking do not detract from the openness of the Green Belt or open countryside or result in the coalescence of settlements; and
- e) the proposal will not compromise grades 1,2 or 3a agricultural land.

Proposals for non-essential facilities even if they are considered to complement the principle outdoor activity (e.g. additional function rooms, indoor leisure) are inappropriate developments. In such cases the applicant would be required to demonstrate very special circumstances to justify why the presumption against development should not apply.

The proposed site is rated as grade 3b agricultural land.

4.4 PPS1 - Delivering Sustainable Development (Paragraph 1) states that good planning contributes towards environmental protection. Paragraph 19 states that planning authorities should seek to enhance the environment as part of development proposals.

4.5 Planning Policy Guidance Note 2 'Green Belts' sets out the purposes of including land within Green Belts and establishes specific categories of development that are appropriate within Green Belts. All other development is deemed inappropriate and therefore harmful to the Green Belt. For such development to be acceptable in Green Belts very special circumstances must be demonstrated to show that the harm is outweighed by other considerations. Policy E8 of the North Yorkshire County Structure Plan establishes a Green Belt around the City of York and Policy E9 states that planning permission will only normally be granted for the change of use or redevelopment of existing buildings in connection with agriculture, outdoor sport, cemeteries or large institutions and 'other uses appropriate in a rural area'. The boundaries of the Green Belt are detailed on the Proposals Map of the City of York Local Plan Deposit Draft (CYLPDD) and this site clearly falls within the Green Belt.

4.6 Planning Policy Statement 7 "Sustainable Development in Rural Areas" sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

4.7 Planning Policy Statement 9 "Biodiversity and Geological Conservation" sets out planning policies on protection of biodiversity and geological conservation through the planning system..

VISUAL IMPACT

4.9 The outer appearance of the site has been designed to integrate with the broader landscape. Consequently the boundary of the site will be defined by hedgerows backed by blocks of woodland that from outside the site would look similar to blocks of woodland near Poplar Lodge Farm and Hags Wood.

4.10 Within the site the imported sub soil will be graded to form a series of gentle mounding to a maximum height of 4.2 metres, that are characteristic of the broader landscape. The mounds will integrate clearly engineered landforms associated with the road interchange. The pattern of landforms necessary for the footgolf course, wetlands and lakes form a series of interlocking shapes which maximise the proposed south/southwest facing slopes.

4.11 The village of Copmanthorpe is set below the application site, with the properties on Manor Heath located approx. 265 to 280 metres from the eastern boundary of the application site. Views from the aforementioned properties will be of an inclining landscape with the proposed hedging and associated tree planting being the only real visual barrier to the existing views. Although views of the agricultural landscape will be lost the introduction of a more diverse landscape feature is not considered to represent any harm to the amenities currently existing to the properties on Manor Heath.

4.12 The Manor Heath/A64 junction offers the most obvious vantage points and as the proposals are considered to be an appropriate development within the designated Green Belt the visual impact from these more elevated position is considered to be negligible.

SUSTAINABILITY

4.13 The following sustainable principles and practices will be adopted by the Eco-Park:-

- * eco-centre constructed from locally grown timber from sustainable sources.
- * High levels of insulation, maximization of natural ventilation to reduce running cost of the building.
- * Solar Panels and Wind Turbines to be used as energy sources (investigations to be made into geo-thermal sources).
- * Self contained underground package treatment plant for the eco-centre, reed planting used to filter outflow, which allows recycling into the fishing lake.
- * Structural walls created by rammed earth taken from the site.
- * Eco-centre has a green roof planted with low growing rosette forming wildflowers.
- * Use of eco-friendly paints, energy efficient light bulbs, low energy white goods and reclaimed materials where ever possible.
- * Grey water discharged through a reed bed for use on the site.
- * Efforts made to minimise the use of herbicides.
- * Grassed areas cut to a height of 50mm to eliminate the need for watering.
- * Recycling and composting of all biodegradable waste.
- * Encourage wildlife habitats and wildlife sustainability (introducing bat boxes and bird boxes).

* Inclusion of a detailed management plan to minimise disruption to the site.

4.14 Cumulatively the applicants proposals appear to meet all the requirements of Local Plan Policy GP4a and represent greater benefit to the environment than the site as existing.

HIGHWAY ISSUES

4.13 The application is supported by a transport impact assessment report which indicates that a total of 250 vehicles per day are expected to be generated by the various activities proposed. Access to the development is to be obtained from an existing field entrance off Manor Heath which lies immediately before the start of the existing residential properties. This is already of a good quality flexible construction and is capable of accommodating two-way vehicle movements.

4.14 An examination of the performance of the two nearby junctions of Hallcroft Lane/Manor Heath and Manor Heath/A64 Slip Road has been undertaken in the post development situation and these show no significant deterioration in performance with a maximum 5% increase in traffic during the peak weekday and weekend periods.

4.15 The proposed access lies just within a derestricted length of Manor Heath but close to the start of the 30mph restriction. Whilst a speed survey currently indicates a mean speed of around 29mph, it is recommended that the 30mph restriction is extended beyond the new access as far as the A64 slip road. This would be included within any Section 106 agreement.

4.16 The site is currently served by the 30 minute frequency Coastliner service which operates between Leeds and the East Coast. There are bus stops already situated either side of the proposed access. A new footpath linking the new access point to the bus lay-by will be provided along southern side of Manor Heath, to accommodate the additional passengers likely to be generated. In conjunction with the aforementioned improvements dropped kerbs and tactile paving across Manor Heath, east of the main access point will be provided linking the existing Manor Heath footway, the eastbound bus stop and also the A64 pedestrian /cycle route.

4.17 The applicant has indicated that a total of 40 car parking spaces are to be provided to meet customer needs (including 3 disabled spaces). Given the unique nature of the development, it is difficult to make an assessment of the likely parking needs, but if demand proves to outstrip supply there is the opportunity to expand such provision.

4.18 A coach "dropping off" and "turning point" is proposed to the west of the main access point, this facility allows coach parties to be dropped off and picked up safely, without any hindrance to the traffic on Manor Heath. To mitigate any visual impact coaches will depart from the site following a drop off and utilise longer stay parking facilities within the college campus.

4.19 A pedestrian and cycle access has been provided from Colton Road into the south eastern corner of the site. Colton Road does not carry the same amount of traffic as Manor Heath and this amendment offers a much safer access point.

LANDSCAPING

4.20 The existing landscape is very ordinary, in that it has no outstanding landscape features. There are long distance views with an 'empty' foreground. The shelterbelt between Poplar Lodge and Bilbrough Lodge can be discerned on the horizon. The belt of land immediately west of Copmanthorpe is intensely cultivated with a distinct lack of hedgerows dissecting it. The proposal would result in reduced long distance views from Manor Heath, however views would be improved with the introduction of hedgerows and woodland blocks in the middle-ground. The intervening field creates some mitigating distance between the development and the properties on Manor Heath by retaining an open foreground.

4.21 The landscaping will be characterised by native woodland planting e.g. Common oak, Sessile oak, Ash, Birch, Field Maple, Hawthorn, Holly and Hazel, mixed hedgerows and shelter belts, woodland flora, shrubs, wildflower meadows, grassed areas and wetlands. The fishing lakes will have an intensified usage however they will be appropriately landscaped, with the space between fishing pegs providing additional wildlife habitats. All landscaping features can be viewed from the proposed hides and mixed used trails that both skirt and infiltrate the site.

4.22 Concerns have been raised by objectors regarding the sites future should the footeegolf concept prove to be unviable. It would be the intention of Askham Bryan College to continue the Eco-Park usage, with the footeegolf provision being left to re-establish itself naturally. With limited management the footeegolf facility would only take a few years to look convincingly natural. This concept and provision already exists at Rudding Park Golf Club near Harrogate.

4.23 The applicant has indicated that all hedging will be introduced early to maximise the establishment time, hedging will be bolstered by semi mature tree planting. The proposed planting and its subsequent management will be secured by condition. The hedging will be dominated by ancient hedgerow species all of which provide excellent natural security.

4.24 A maintenance and management scheme for all the aforementioned landscape components has been submitted. The maintenance and management techniques have been selected for their proven success at creating, establishing and maintaining a suitable landscape. All the chosen procedures advocate a "wildlife friendly" approach. A condition has been included requiring the written approval of a detailed landscaping scheme, this will also include the maintenance and management timetable and the proposed phasing.

4.25 The proposed education centre is low (height ranging from 1.9 to 3.3 metres) (external footprint measurements 18 metres x 8 metres) and should be viewed in the context of the overall scheme. It is considered to sit comfortably in the landscape, at a considerable distance from any dwellings, without disrupting the overall broad views of the new landscape.

EDUCATION CENTRE/ECO-CAFÉ

4.26 The farm shop element of the proposed education centre is not strictly compliant with Policy GB1 of the Local Plan as it does not provide a service directly related to outdoor sport or outdoor recreation, therefore special circumstances for its inclusion must be considered. The applicant has addressed this issue and the special circumstances are summarised below.

4.27 The building will be used by Askham Bryan College to:-

- * Demonstrate sustainable practices and the principles and practices of biodiversity.
- * Improve energy awareness including its production by a variety of means e.g wind, solar, photo-voltaic cells, heat pumps, bio-mass and extraction of heat from the lake.
- * Educate on Recycling and Water Management.
- * Educate on woodland, hedgerow, meadow and wetland management.

4.28 The Café/shop retail area within the Education centre is seen to be important for a number of reasons. It provides a teaching facility to allow students from a number of courses to gain experience the retail end of food production. This will include food selection, storage, preparation and display with all the associated health and hygiene considerations. Askham Bryan College is currently a Centre of Excellence for Food and Technology and this facility will provide invaluable opportunities to experience food served in a shop/ café environment.

4.29 The shop will have a floor space of 15sqm and is considered to be of a modest size and scale, however it is adequate enough for Askham Bryan College to demonstrate all the important principles of retailing.

4.30 The Café will enable visitors to learn more about food nutrition, healthy eating and the benefits of eating locally grown seasonal produce, with details displayed and included in information material.

4.31 The Local Planning Authority consider the provision of a café as being essential, as it promotes social engagement/inclusion, increases the sense of society and will significantly increase the popularity of the site for mothers and children, families and single parents. This will in turn bring them into the Eco-Park where they could use the out door facilities, gaining the health benefits as well being exposed to learning opportunities.

SOIL IMPORTATION

4.32 The applicant has been in consultation with the Environment Agency's contaminated land officer with regard the importation of soil to the site. It has been estimated by the applicant that about 150,000 cu.m of inert sub soil will be imported to the site with possible sources being identified as York University, York College, M1/A1 improvements and developments at Thorpe Arch. This equates to a total of about 20,000 lorries over a two year build period, approx 40 lorries per day depending on the availability of materials. The scheme has gained the support of the Environment Agency and the granting of permits would be forthcoming following the

granting of an approval. During the commencement of works the Environment Agency would put in place their standard monitoring regimes including regular site visits.

4.33 The practices associated with the movement of the inert sub soil obviously increase the chances of mud and detritus creating a hazard on nearby roads. A condition to mitigate this impact has been included (HWAY31) and the applicant has identified an level area close to the main access/exit point where a wheel cleaning facility could be constructed.

5.0 CONCLUSION

5.1 The proposed eco-park is considered to be an appropriate form of development within the designated Green Belt. In terms of design, the proposed topography, site layout and landscaping, all combine to provide significant interest to this low grade agricultural land, for wildlife, recreational users and other countryside users.

5.2 The development will have little impact upon the amenity currently enjoyed by the village of Copmanthorpe as a whole or the residents of neighbouring properties, in particular those on Manor Heath.

5.3 An additional condition required to secure the implementation of the highway safety measures outlined in paragraph 3.1 will be reported to members verbally at the committee meeting.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

ABC/EC/Plans/001 - Education Centre and Cafe Plans.

ABC/T+A/001 - Traffic and Access Plan.

ABC/EC/SP/001 - Site Plan.

ABC/EC/SSe/001 - Indicative Site Sections.

ABC/EC/SP/02 - Detailed Site Plan.

ABC/EC/PP/002 - Indicative Planting Plan.

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the following:-

* Details of existing and proposed levels.

* Detailed landscape scheme showing number, species, height and position of trees, hedges and shrubs and a management plan.

* A phased programme of works in order to keep disturbance of construction work to a minimum.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

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| 4 | NOISE8 | Restricted hours of work |
| 5 | HWAY18 | Cycle parking details to be agreed |
| 6 | HWAY19 | Car and cycle parking laid out |
| 7 | HWAY24 | IN Vehicular visibility splays protected |
| 8 | HWAY31 | No mud on highway during construction |
| 9 | HWAY40 | Dilapidation survey |

10 The development shall proceed in accordance with the approved Flood Risk Assessment received 29 June 2007 incorporating the accepted mitigation measures into the construction and management of the development.

REASON: To minimise the impacts of flooding.

11 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used to construct the eco-centre shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

12 The results of an assessment of the contamination status of any material or soil to be used on the site shall be submitted to and approved by the local planning authority in writing prior to the importation of any materials and soils from each individual source onto the site.

Reason: To protect the health of users of the eco-park

13 Prior to the commencement of any development on the site a management plan for the routing of construction vehicles shall be submitted to and approved in writing by the local planning authority. The aim of the plan shall be to ensure that vehicles access the site via the A64 and not through nearby villages and shall detail

matters such as instructions to drivers, signage and measures to ensure adherence to the approved plan.

Reason: In the interest of the amenities of the residents of Copmanthorpe and other nearby villages and in the interests of highway safety.

14 Prior to the commencement of the relevant part of the development full details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

- a) children's play area
- b) bird hides
- c) fitness trail obstacles
- d) zip slide
- e) skate board area
- f) windmill

Reason: So that the local planning authority shall be satisfied with these details in the interests of the openness and visual amenity of the green belt.

15 Prior to the first use and occupation of the development and/or prior to the commencement of the relevant part of the development full details of security and crime prevention measures for the site including any fencing and gates shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details.

Reason: So that the local planning authority shall be satisfied with these details in the interests of the openness and visual amenity of the green belt and in accordance with policy GP3 of the Development Control local plan and Government Circular 5/94 (Planning Out Crime) which seek to reduce the opportunities for crime.

7.0 INFORMATIVES: Notes to Applicant

1. Demolition and Construction - Informative

If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a scheme remediation to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the

following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

1. All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

2. The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice

for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

3. All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must

be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

4. The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

5. All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

Wheel washing and road sweeping should also be employed to prevent build up of deposits on the public highway.

6. There shall be no bonfires on the site

7. Construction traffic should be routed in and out of the site via Manor Heath and the A64 / A1237. It should not be allowed passage via Hallcroft Lane / Top Lane or any other primarily residential area of Copmanthorpe.

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