

COMMITTEE REPORT

Date: 8 Oct 14
Team: Major and Commercial Team
Ward: Westfield
Parish: No Parish

Reference: 14/01517/GRG3
Application at: Garage court rear of 10-16 Newbury Avenue York
For: Erection of 9no. apartments with associated parking and landscaping following demolition of garages
By: City of York Council
Application Type: General Regulations (Reg3)
Target Date: 4 September 2014
Recommendation: Approve

1.0 PROPOSAL

1.1 The site comprises a garage parking area situated behind existing apartment blocks on Newbury Avenue and Windsor Garth. It includes communal garden areas to the rear of the apartment blocks and grassed verges fronting Newbury Avenue, including that of number 8 Newbury Avenue. The site contains 28 no. garages set in two rows within a concrete forecourt. Access is taken from Newbury Avenue, between number 8 and apartment block number 12-16. The site is situated in an established residential area and is bounded to the rear by Hob Moor, a designated Local Nature Reserve. It contains a variety of boundary treatments including timber, metal palisade and post and wire fencing.

1.2 The proposal seeks to demolish the garages and erect a residential development of 9 apartments in total, containing 8 no. two bed apartments and 1 no. one bed apartment. The application is made by Housing Services and the apartments would all be for social rent and will form part of the downsizing provision for the over 55s . 14 no. car parking spaces would be provided, including some for existing residents. Existing amenity spaces would be reorganised to provide a single shared space and small private areas would be provided to the rear of the proposed apartment block.

1.3 Two public consultation events were held in April and May 2014, prior to the application being submitted. Some positive feedback was received and concerns were raised over the lack of parking, that the building was too close to existing flats, that there would be loss of light, that there is asbestos in the ground and that there should be areas for outdoors clothes drying. The proposal was amended to reduce the building height, move the footprint away from Carlton House, add additional parking, make the communal area more private and to provide rotary dryers. Attendees were advised that comments could be made through the formal planning process.

1.4 The application is reported to Sub-Committee as the City Council is the applicant and objections have been received.

PLANNING HISTORY

1.5 There is no relevant planning history.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

Schools GMS Constraints: Our Lady's RC Primary 0213

2.2 Policies:

| | |
|--------|--|
| CYNE1 | Trees, woodlands, hedgerows |
| CYGP6 | Contaminated land |
| CYGP1 | Design |
| CYGP3 | Planning against crime |
| CYGP4A | Sustainability |
| CYGP9 | Landscaping |
| CYH4A | Housing Windfalls |
| CYT4 | Cycle parking standards |
| CYL1C | Provision of New Open Space in Development |
| CGP15A | Development and Flood Risk |

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

Highways Network Management

3.1 No objections. The site is serviced by regular bus routes from Windsor Garth and Gale Lane taking passengers to York city centre. The nearest bus stop is nearby on Windsor Garth. 6 car parking spaces have been provided for the residents of the new development and 8 additional overflow spaces on grasscrete for local residents and visitors. Traffic generation is anticipated to be minimal due to the low car ownership in the ward and based on that data parking provision is considered to be sufficient for residents, visitors and deliveries. Provision does not exceed the Annex E maximum parking standards. 9 covered secure cycle spaces should be provided for the new flats, preferably within the footprint of the building and this may be conditioned.

3.2 Access to the development is by way of the existing adopted highway. Refuse vehicles will be able to use the access road to reverse down to collect waste and a refuse storage area is provided as part of the development. A contribution has been secured towards Traffic Regulation Orders (TROs) to protect the areas of adopted highway in close proximity to the development to ensure adequate access and servicing for the new development for highway safety reasons. Street lighting has not been detailed at this time, but would form part of the adoption. An amount of extinguishment of the highway and highway adoption will need to be completed as a result of the amendments to the highway.

Flood Risk Management Team

3.3 The site is within Flood Zone1 and should not suffer from river flooding. Additional information in respect of drainage is being assessed and an update will be reported to Committee.

Environmental Protection Unit (EPU)

3.4 The submitted investigation report shows that the site is contaminated and that landfill gas is present. No objections are raised subject to conditions being imposed to deal with contamination and landfill gas. Concerns are raised in relation to the construction period and the resultant impact upon neighbours. The demolition and construction informative should be applied.

Communities Culture and the Public Realm

3.5 As there is no on site open space provided with the proposal, a commuted sum should be paid to the Council in line with the City of York formulae to improve amenity space at a local site such as Hob Moor or Chesney's Field; play space at a local site such as Chesney's Field; and sports pitches, to improve a facility within the West Zone of the Sport and Active Leisure Strategy.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

Environment Agency

3.6 No objections are raised. Environment Agency land contamination advice should be followed by the applicant and landfill guidance with respect to historic landfill sites has been forwarded to the Local Planning Authority.

Yorkshire Water

3.7 Any comments will be reported verbally.

Internal Drainage Board (IDB)

3.8 Any comments will be reported verbally.

Police Architectural Liaison Officer

3.9 No objections. The proposal should easily meet the requirements for secure by design status and obtain the security credits of the Code for Sustainable Homes.

Publicity and Neighbour Notification

3.10 Four letters of objection have been received. Concerns raised include:

- over development of the site,
- proximity of the building to existing flats,
- existing car parking problems in the area,
- that roads are already narrow, resultant cumulative adverse impacts upon highways/ parking in the area and upon existing bus services,
- adverse impacts upon services including health and policing, emergency access would be compromised,
- problems would be compounded by the nearby development at Our Lady's school which has also caused water logging and soil contamination,
- erosion of the Hob Moor boundary and the adverse impact upon the Hob Moor nature reserve,
- the site is contaminated and there is asbestos on it,
- submissions of separate applications avoid the requirement for the assessment of cumulative effects under the Environmental Impact Assessment Regulations.

4.0 APPRAISAL

4.1 KEY ISSUES

- The principle of development
- Design and visual appearance
- Residential amenity of surrounding and future occupants
- Highways
- Flood risk and drainage
- Land contamination
- Sustainability
- Open space and education provision

PLANNING POLICY

4.2 The York Development Control draft Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the National Planning Policy Framework.

4.3 The National Planning Policy Framework (NPPF) indicates a strong presumption in favour of sustainable development and at para 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. There are three dimensions to sustainable development: economic, social, and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

4.4 The core principles within the NPPF states always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; use of previously developed land is encouraged. The Framework places strong importance on significantly improving the supply of quality affordable and market housing to meet needs.

PRINCIPLE OF THE PROPOSED DEVELOPMENT

4.5 National policy requires Local Planning Authorities to significantly boost housing supply and to meet the need for affordable housing. The application has been made by Housing Services and the 9 no. apartments would be for social rent and it is recognised that they would contribute to meeting the identified need for affordable homes across the City.

4.6 The site is located in a sustainable location suitable for the development of residential properties as it is situated within an existing residential area with links to shops, amenities and public transport. As a garage site, it is also classed as previously developed land, where policy steers new development. The site is not allocated in the York Development Control draft Local Plan and therefore Policy H4a, Housing Windfalls, applies. This Policy seeks to ensure that windfall housing development is located within the urban area and in a sustainable location. These expectations are met and in principle, the proposed use is compliant with both national and local policy. The detailed requirements of Policy H4a, in terms of context and landscape, and other national and local policy expectations are considered below.

DESIGN AND VISUAL APPEARANCE

4.7 The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. In terms of housing design and layout the NPPF requires development that is safe, accessible, fit for purpose, responds to local character and context and/or is of innovative design. York Development Control draft Local Plan policy GP1 refers to design, for all types of development. It states that development proposals will be expected to, respect or enhance the local environment.

4.8 A Supporting Design Statement has been supplied with the application and it is noted that the Housing Team state that they are keen to pursue a contemporary design whilst also meeting functional requirements.

4.9 The surrounding context is generally characterised by traditional two-storey semi-detached dwellings and 2 and 3 storey apartment blocks on Newbury Avenue and Windsor Garth. Properties in the vicinity generally have pitched roofs and are mainly constructed in brick. The semi detached properties have long rear gardens abutting Hob Moor and existing apartment blocks are set in a staggered formation some on an angle to and some parallel to Hob Moor. In terms of the street scene the building would be seen from Newbury Avenue from behind existing properties, but it would be mainly visible from Hob Moor.

4.10 The proposed development would be sited 24.5 metres from Craven House, 16 metres from the rear of Carlton House (the 3 storey apartment block), 20 metres from the rear and 16.5 m to the stair tower element of the 2 storey apartment block number 1-12 Newbury Avenue, 19 metres from the rear of the 2 storey semi detached property number 8 Newbury Avenue and 23 metres to Number 10 Newbury Avenue. It is therefore considered that the block could be accommodated within the site and that the resultant layout would not appear cramped.

4.11 The appearance of the apartment block would be contemporary. The apartment building would have a staggered footprint, breaking up the mass of the building and when viewed from Hob Moor (the south elevation) it would read as 3 distinct blocks. The apartment block would have a pitched roof with ridge height of a similar scale (0.8 m higher than that of Carlton House) and flat roofed elements which reduce the impact of the overall scale. As such it would not appear over dominant within the context. The rear (south) elevation would have 3 staggered flat roofed projecting dormer windows set down from the ridge line and there would be balconies overlooking Hob Moor at first and second floor level, taking advantage of the southerly aspect. It is recognised that there are currently no balconies facing Hob Moor in this area. However other properties in the vicinity already have

windows facing the Moor and the proposal would not fundamentally change this relationship. The front elevation (north) is articulated with a projecting flat roofed stairwell, recesses for internal walkways and low eaves facing towards the semi detached properties on Newbury Avenue. Taking the above into account, it is considered that the scheme would respond to both main elevations in a satisfactory way.

4.12 Proposed materials include brickwork with grey roof tiles and large panels of glazing are introduced to articulate the staircase in the north elevation. Detailing includes metal railings to the stair wells and a canopy above the main entrance. Details of materials and samples should be conditioned to ensure assimilation into the wider area.

4.13 A number of trees of low value would be removed as part of the scheme and 25 trees would be planted throughout the site including 5 near the boundary to Hob Moor and two facing Newbury Avenue which would soften the development and improve the appearance of the area. A hedge would be planted to the rear boundary within the site to integrate with the more rural Hob Moor and the existing hedgerow and trees outside the site (within Hob Moor) would not be affected by the proposals.

4.14 The development adheres to secure by design principles for residential developments and no concerns have been raised by the Police Architectural Liaison Officer. A number of conditions are proposed relating to boundary treatments, to ensure the site is secure.

4.15 The proposal would be of innovative design, adding interest to the street scene and would be acceptable within its context. Taking the above into account, the proposals would accord with local policies GP1, H4a and with national requirements as outlined by the NPPF.

THE AMENITY OF SURROUNDING AND FUTURE OCCUPIERS

4.16 The National Planning Policy Framework requires that developments always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. The York Development Control draft Local Plan policy GP1 requires that development proposals ensure no undue adverse impact from noise disturbance, overlooking, overshadowing or from over-dominant structures.

4.17 The nearest neighbours to the site are numbers 8 and 10 Newbury Avenue to the north and west and apartments numbered 10-16 Newbury Avenue, 1-12 Carlton House and 1-4 Craven House, on Windsor Garth, located to the north and east.

4.18 Existing properties are two and three storeys in height and the scheme proposes an apartment block with a ridge height similar to that of Carlton House. The gable of the apartment block would be sited some 24.5 metres from Craven House and would not appear over bearing. The footprint of the proposed building would be sited at an oblique angle to Carlton House with a separation gap of 16 metres. It is noted that stair tower is staggered and flat roofed elements have been introduced to further reduce the impact. It is not considered that the building would be overbearing to these occupiers. The apartment block would be sited some 20 metres from rear of 1-12 Newbury Avenue with 16.5 metres to the stairwell element. However, this elevation is articulated which reduces the impact and it would not appear over dominant. The block would be located 19 metres from number 8 Newbury and 23 metres from number 10. It would have low eaves in the section nearest to these properties reducing the impact of the proposals.

4.19 In terms of sunlight the block is set in a southerly position from surrounding properties. It would have satisfactory separation distances to surrounding dwellings, and due to its staggered footprint it would not be sited parallel to or too close to any of the neighbouring properties and would not therefore cause undue overshadowing.

4.20 The rear balconies of the apartments would be orientated towards Hob Moor and would not cause loss of privacy. Bedroom windows are proposed to the east gable elevation 16 metres away from Carlton House. As the windows would be set at an angle to Carlton House, they are on balance considered to be acceptable. Windows proposed in the west elevation are sufficiently separated from surrounding properties and would not cause undue overlooking.

4.21 Existing communal areas would be merged into a shared communal space and landscaped and this would positively improve the area. In addition 8 no. car parking are provided for existing residents and rotary dryers are also provided.

4.22 In terms of the amenity of future occupiers, each property would have access to the improved communal area and there would be small private amenity spaces at the rear and there would be a refuse storage area within the south west of the site.

4.23 Taking the above into account it is not considered that the amenity of existing or future occupiers would be adversely affected by the proposals and the scheme complies with national and local policy requirements.

HIGHWAYS

4.24 Access to the site would be taken via the existing access on Newbury Avenue which has served 28 no. garages in the past. The access is considered capable of accommodating the modest traffic generated by the scheme and also of accommodating refuse vehicles required for servicing. A financial contribution has been secured as part of this scheme towards Traffic Regulation Orders (TROs) to

protect the areas of adopted highway in close proximity to the site to ensure adequate access and servicing for the new development for highway safety reasons. Data from the Census on car ownership in the area supports the level of parking proposed and the level of parking would accord with CYC Annex E maximum standards.

4.25 The scheme seeks to demolish 28 no. garages. Housing Services state that 15 of the garages are empty and 13 are let. They state that all the people who rent garages have been informed of the proposed development and were asked to contact the Council if they still require a garage. However, no responses have been received. Housing Services state that they will seek to re-provide garages in the local area for owners who still require them. Following an assessment of this information, no objections have been raised by Highways to the loss of the garages.

4.26 9 no. cycle parking spaces are proposed inline with requirements. Details of the provision including the design of the units should be conditioned. The proposal meets the requirements of Policy T4 in this respect.

4.27 Subject to conditions the proposal is considered to comply with national and local requirements contained in the City of York Local Plan.

FLOOD RISK AND DRAINAGE

4.28 In terms of flood risk the site lies within Flood Zone 1 and as such should not suffer from river flooding. It is noted that a 225mm diameter sewer crosses this site, however, Part H4 of the Building Regulations 2000 allows for building over the sewer. The Flood Risk Management Team and Internal Drainage Board (IDB) are considering information supplied in respect of foul and surface water drainage and an update will be reported to Committee.

LAND CONTAMINATION

4.29 The NPPF, at para 120, states that, the adverse effects of pollution on health should be taken into account in decision making. Para 121 states that planning policies and decisions should ensure that a site is suitable for its new use taking into account previous uses and any proposals for mitigation including land remediation. And that after remediation as a minimum land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 and adequate investigation information, prepared by a competent person is presented.

4.30 The submitted report shows that the site is contaminated and that it lies near to a closed landfill site. Remedial work is therefore required in order to ensure that the site is safe and suitable for its proposed use. It is noted that the Environment Agency raises no objections to the proposal and have pointed the applicant towards

relevant guidance (this information has been passed to the applicant). The Environmental Protection Unit (EPU) recommends conditions to mitigate for contamination and for the presence of landfill gas to ensure the health and safety of future occupants and these conditions should be imposed. Subject to the imposition of these conditions, the proposal would comply with the requirements of the NPPF and Local Plan Policies GP1 and GP6.

SUSTAINABLE DESIGN AND CONSTRUCTION

4.31 Although the proposal falls outside the requirements of the York's Design and Construction document (IPS) due to its size, Housing Services have committed to design and construct homes to Level 4 of the Code for Sustainable Homes which is welcomed.

OPEN SPACE AND EDUCATION PROVISION

4.32 Policy L1c of the York Development Control draft Local Plan states developments for all housing sites will be required to make provision for the open space needs of future occupiers. Policy ED4 advises that in considering proposals for residential development any consequences for existing schools will be assessed. Educational Planning state that no contribution is required as the scheme is for the over 55s. Communities Culture and the Public Realm require a financial contribution of £5,824 to be made towards open space, play and sports facilities. A letter has been received from Head of Housing Services confirming provision.

OTHER ISSUES

4.33 The scope of the Environmental Assessment Regulations has been raised and it is noted that this application has been made by a separate applicant and on a separate site to the Our Lady's School application. The site relates to a small brownfield site and as such the proposal would not be considered to fall within the scope of Schedule 2 of the Environmental Assessment Regulations 2011. It is also noted that the City Ecologist viewed the application and is of the opinion that as there would be no adverse impacts upon the Hob Moor nature reserve arising from the proposal a formal comment was not required.

5.0 CONCLUSION

5.1 The site is brown field site in a sustainable location near to local shops, amenities and public transport links and it would, in principle, be suitable for redevelopment for housing purposes. The proposal would deliver affordable homes (built to Code Level 4) of a type needed within the City. In design terms, the scheme would be contemporary and it is considered that it would be of innovative design adding interest to the streetscene. There would be no adverse effect on highway safety and no significant adverse effects upon the amenity of surrounding residents,

subject to the imposition of conditions outline above. An update on drainage issues will be reported to Committee to include relevant conditions.

5.2 Because the City Council can not enter into a Section 106 Agreement with itself, a letter has been provided by the Head of Housing Services confirming that a contribution of £5,824 towards amenity space and sports facilities in the locality will be made.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

5124500-ATK-DWG-20-20-002 proposed elevations
5124500-ATK-XX-XX-DWG-(90)-ARC-(90)-002 existing site plan
5124500-ATK-XX-XX-DWG-90-ARC-90-002 proposed site plan
5124500-ATK-DWG-(90)-ARC-020 Rev 00 proposed site sections
5124500-ATK-XX-XX-DWG-(20)-001 Rev F proposed floor 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 Prior to the commencement of development, gas monitoring and an associated risk assessment (in addition to any assessment provided with the planning application) shall be carried out by a competent person to assess landfill gas generation and migration. The findings shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that risks from landfill gas to the future users of the land and neighbouring land are investigated and that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4 Prior to the commencement of the development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared to submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act

1990 in relation to the intended use of the land after remediation.

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

5 Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

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

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

7 Prior to the development commencing details of the cycle parking and refuse storage areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking, refuse storage areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles and refuse storage.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

8 HWAY19 Car and cycle parking laid out -

9 VISQ8 Samples of exterior materials to be app -

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10 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 number, species, height and position of trees and shrubs. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

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

11 Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing, phasing of works, site access during demolition/construction, type of construction machinery/vehicles to be used, (including delivery and collection lorries and arrangements for loading/off-loading), parking arrangements for site vehicles and storage of materials, location of marketing cabin. It shall also include construction details and existing and proposed levels, where a change in surface material is proposed within the canopy spread and likely root zone of a tree.

Reason: To protect existing trees which make a significant contribution to the amenity of this area.

12 VISQ4 Boundary details to be supplied -

13 All demolition and construction works and ancillary operations which are audible beyond site boundary or at the nearest noise sensitive dwelling, including deliveries to and dispatch 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. | |

REASON: To protect the amenities of adjacent residents.

7.0 INFORMATIVES:

Notes to Applicant

1. POSITIVE AND PROACTIVE STATEMENT

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome: Pre-application meetings and the use of planning conditions.

2. CONTROL OF POLLUTION ACT 1974

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 adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) 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.

(b) 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".

(c) 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.

(d) 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.

(e) 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.

(f) There shall be no bonfires on the site.

3. WORKS TO THE ADOPTED HIGHWAY

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Contact details:

Author: Clare Davies Development Control Officer

Tel No: 01904 553738