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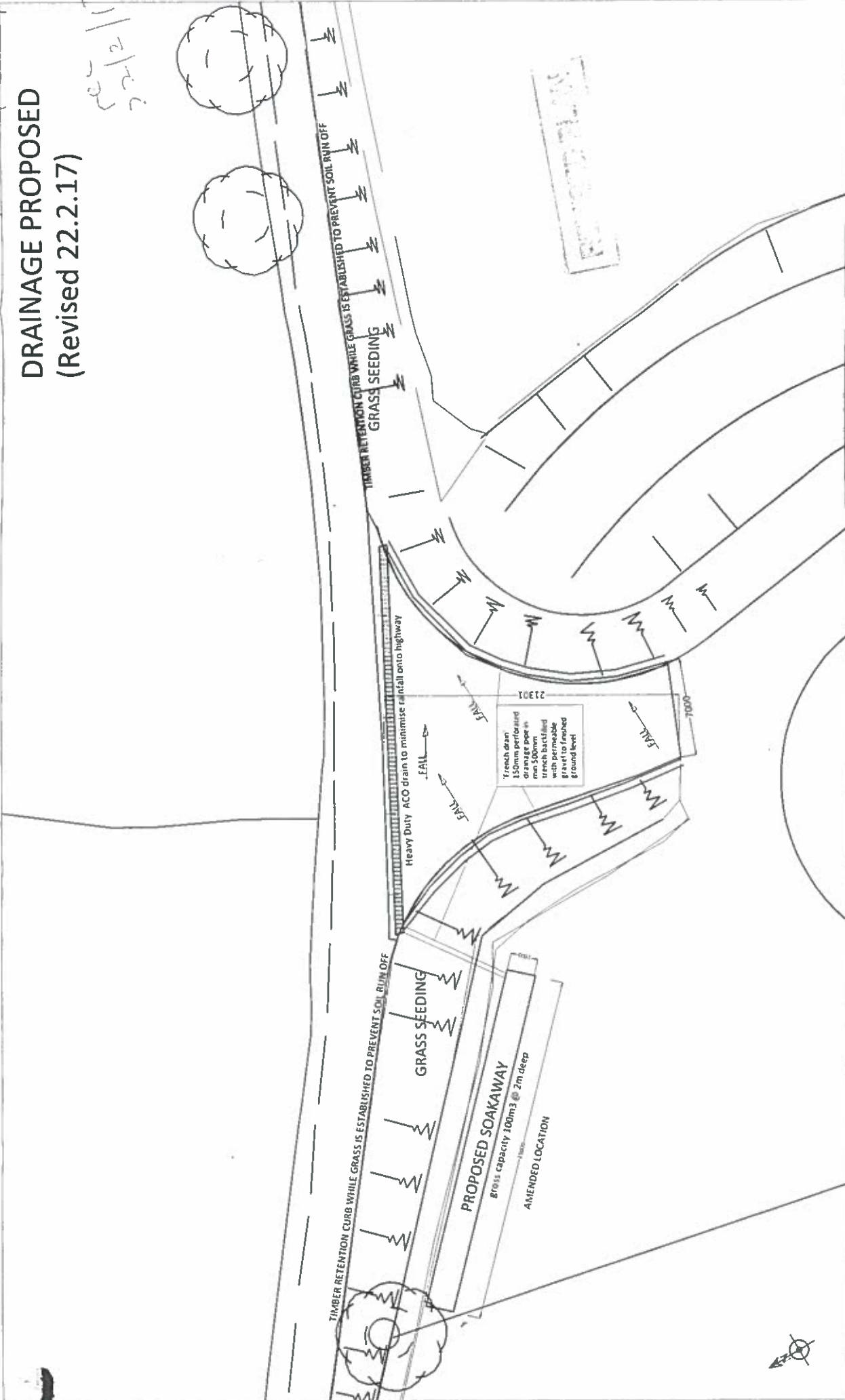


# SITE PLAN

24/2017 0069/PF

## DRAINAGE PROPOSED (Revised 22.2.17)

5/2/17



<b>PROPOSED NEW ENTRANCE FOR FARM VEHICLES</b>		<b>Drainage Proposals &amp; Soakaway (Rev)</b>	
Drawing 6.2	SCALE 1:250 ON A3	Mr DW Roberts Bodynys Farm Ruthin LL15 1UL	
DATE 22nd February 2017			

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**WARD :** Llandyrnog  
**WARD MEMBER(S):** Cllr Merfyn Parry  
**APPLICATION NO:** 24/2017/0069/ PF  
**PROPOSAL:** Construction of new farm entrance  
**LOCATION:** Bod Ynys Rhewl Ruthin  
**APPLICANT:** Mr Dewi Roberts  
**CONSTRAINTS:** C2 Flood Zone  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

LLANYNYS COMMUNITY COUNCIL – ‘no objections’

NATURAL RESOURCES WALES - The site lies entirely in a Zone C2 as defined by TAN15 and NRW Flood Map information confirms the site lies with the extreme flood risk outline.

NRW originally objected to the proposal due to the inclusion of a proposal to extend the existing screening bund.

Following submission of revised plans (Drawing 3.2) which shows the applicant no longer intends to raise or extend the existing earth screen bund, NRW consider the flood risk impacts associated with the proposal to be minimal, and therefore significant concerns have been overcome and NRW does not object to the proposal.

NRW have not commented on the management of surface water runoff, but have advised the planning authority consult with the Lead Local Flood Authority for their views on the proposed soakaway.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Head of Highways and Infrastructure

- Highways Officer – Highways Officers requested revised plans be submitted to demonstrate visibility splays would accord with the guidance contained in TAN18

Following receipt of revised plans, Highways Officers confirmed the revised details meets the guidelines laid out in TAN 18 in terms of visibility at the point of access. Highways Officers also advise that the design of the access is suitable for the associated agricultural vehicles as demonstrated by swept path analysis drawings submitted for access and egress to and from the site. It should also be noted that the existing access used milk tankers at present is substandard and therefore Highways Officers consider that the proposed access is a significant improvement in terms of design and for highway safety.

Subject to the application of necessary planning conditions requiring the proposed access to be kept free from planting or other obstructions in excess of 1.05m and to ensure a scheme for loading/unloading, parking and turning to be agreed prior to the development

being brought into use, Highways Officers have confirmed they have no objection to the proposal.

Pollution Control Officer. - With regards to private water supplies, Public Protection Officers initially raised concerns regarding the proximity of the proposed soakaway to the borehole which provides drinking water to the farm. Following the submission of a revised drainage plan which relocated the soakaway from than 50m from the borehole, Public Protection Officers confirmed they had no objection to the proposal from a private water supply perspective.

With regards to noise, pollution and public disturbance, as the farm is close to residential neighbours, Public Protection Officers have requested a condition is applied to control the construction phase in the interests of residential amenity.

Drainage / Flood Risk Officer – No concerns regarding flooding and land drainage.

## **RESPONSE TO PUBLICITY:**

### In objection

Representations received from:

- Eifion Jones, Erw Eithin Bach, Rhewl x 2
- Linda Thompson, Maes Awelon, St. Asaph x 2
- T Williams, 4 Denbigh Road, Rhewl
- C T Williams, Bryn Hyfryd, Rhewl x 2
- Melfyn P Robers, 39 Handsworth Crescent, Rhyl x 2
- C I Williams, Bryn Hyfryd, Rhewl x 2

Summary of planning based representations in objection:

Flood risk considerations:

- Llanynys lane floods during wet weather, and lane has been on occasion impassable due to flooding. The construction of the proposed new access would worsen the existing flooding situation and be dangerous to the public.
- Removal of bank and hedge and hard surfacing proposed will exacerbate flooding.
- Concerns about the adequacy and practicality the proposed drainage arrangements.

Highway safety considerations:

- Llanynys road curves, is narrow and unsuitable for large vehicles and could cause visibility issued for road users.
- Existing farm access is sufficient, and has recently been widened for larger vehicles.
- Traffic exiting site heading to Llandynog from the existing access point can travel directly across Llanynys road onto the unclassified road. Traffic exiting the proposed access would now have to make a sharp left at the cross roads adjacent to Bryn Hyfryd, causing a danger to other road users.
- Vehicles using the proposed access will leave highway dirty and damaged.

Amenity considerations:

- Traffic from Rhewl will now pass Bryn Hyfryd and resulting in noise and general disturbance to residential neighbour, and large vehicles may damage property when passing site.
- Traffic using the new access will cause excessive noise, disturbance to neighbours.
- The proposed access would be out of site of the farm dwelling, and would be a security risk.

Character and Landscaping

- Would contravene the planning condition attached to slurry tank consent requiring hedge / screen to be maintained along site boundary, and 4m high gate also not shown.
- No temporary screen proposed until the new hedge has grown.
- Proposed soakaway will result in the loss of a mature oak tree.

Other matters:

- General comments about effectiveness of planning conditions in controlling impacts and failure to enforce non-compliance with previous consents.

In support

None.

**EXPIRY DATE OF APPLICATION: 22/03/2017**

**EXTENSION OF TIME AGREED? 14/06/2017**

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the construction of a new vehicular access to serve Body Ynys Farm from along Llanynys Road, Rhewl.
- 1.1.2 The proposed new access would be adjacent to the slurry tank within the farm complex (see plans at the front of this report).
- 1.1.3 The existing hedgerow along the public highway would be removed to facilitate the formation of the new access. A new grassed verge is proposed along the road side verge with replacement hedgerow planting behind it.
- 1.1.4 The land would be re-graded, with the new access sloping up from the Llanynys Road to join with the existing internal hardcore farm track which is at a higher level to the public highway. The access and splays would have a concrete finish.
- 1.1.5 Drainage includes an ACO drain to minimise rainfall onto the highway and a soakaway within the farm curtilage.

1.2 Description of site and surroundings

- 1.2.1 The site is an existing farm complex to the north of the village of Rhewl, Ruthin. The closest residential property to the proposal is Bryn Hyfryd, which is approximately 115m from the proposed new vehicular access.
- 1.2.2 The proposed access is approximately 140m to the north-west of the existing vehicular access serving the farm along Llanynys Road.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is outside of any development boundaries as defined in the Local Development Plan, and within a mineral safeguarded area (sand and gravel).
- 1.3.2 The site is within the Vale of Clwyd Historic Landscape and within a designated C2 flood zone.

1.4 Relevant planning history

- 1.4.1 Various historical permissions relating to the agricultural enterprise including permission for a circular slurry store granted in 2010 and amended details granted in 2012 (in retrospect), which is adjacent to the proposed new vehicular access.

1.5 Developments/changes since the original submission

- 1.5.1 Following concerns raised by statutory consultees and members of the public, revised plans have been submitted which show the proposed soakaway relocated elsewhere within in the site to ensure a 50m separation distance from the borehole serving the farm; the removal of the extension to the earth bund; and visibility splays in accordance with TAN18. The revised plans were the subject of re-consultation.

1.6 Other relevant background information

1.6.1 None.

## **2. DETAILS OF PLANNING HISTORY:**

- 2.1 20/2000/0228. Erection of a single storey rear extension to existing dwelling and formation of a new vehicular access. Granted 24/04/2000
- 2.2 24/2001/0675. Erection of cattle shed and extensions to existing agricultural buildings. Granted 17/08/2001
- 2.3 24/2008/0977 Erection of cubicle building extension for dairy cattle. Granted 23/10/2008
- 2.4 24/2010/1373. Construction of a circular slurry store. Granted 06/12/2010
- 2.5 24/2012/0086. Erection of 2 no. extension to existing agricultural buildings (partially in retrospect). Granted 21/03/2012
- 2.6 24/2012/0127. Construction of a circular slurry store – amended details (retrospective application). Granted 20/06/2012
- 2.7 24/2012/1193. Erection of silage clamp. Granted 22/11/2012
- 2.8 24/2012/1550. Details of odour management plan submitted in accordance with condition number 3 of planning permission 24/2014/0127/PC. Granted 11/01/2013
- 2.9 24/2014/0365. Erection of a general purpose livestock building and silage clamp wall. Granted 28/05/2014
- 2.10 24/2015/0707. Erection of general purpose livestock building and silage clamp wall. Granted 05/11/2015
- 2.11 24/2015/0748. Erection of extension to form a dairy cow cubicle building. Granted 05/11/2015

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)  
None

3.2 Supplementary Planning Guidance  
None

3.3 Government Policy / Guidance  
Planning Policy Wales (Edition 9) November 2016  
Development Control Manual November 2016  
Technical Advice Note 15: Development and Flood Risk (2004) (TAN15)  
Technical Advice Note 18: Transport (2007) (TAN18)

Other material considerations

## **4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4). Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity



- 4.1.3 Residential amenity
- 4.1.4 Drainage (including flooding)
- 4.1.5 Highways (including access and parking)
- 4.1.6 Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Paragraph 4.7.8 of PPW states that development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

Paragraph 7.6.5 of PPW advises that local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

The proposal is for a new vehicular access to serve an existing agricultural enterprise, and the proposal is considered to be acceptable in principle subject to an assessment of impacts which is set out in the remainder of this report.

4.2.2 Visual amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest. Para 4.11.9 confirms that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.

Neighbours have raised concerns that this proposal is seeking to remove hedgerow along the site boundary with the highway which currently helps screen views of the slurry tank within the farm complex.

Planning permission was granted in 2012 for an amended slurry tank at Bod Ynys Farm. This application was supported by a landscape plan which showed the hedgerow along the existing highway would be retained and maintained at a height of 4m in the interests of screening views of the slurry tank.

The current application is proposing to remove a section of the hedgerow to facilitate the development, which would open up views of the slurry tank. Officers would note however, the proposal would incorporate the creation of a new grass verge behind which a section of new hedgerow measuring 130m in length is proposed to be planted. The proposed site plans also show new tree planting is proposed to the east of the new access adjacent to the existing earth bund, which would help screen views of the slurry tank from Bryn Hyfryd, the residential neighbour to the east.

The proposal therefore makes provision for screening of the slurry tanks from neighbouring properties to the east, and Officers would consider the proposal would not result in an unacceptable impact on visual amenity.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they

must be relevant to the regulation of the development and use of land in the public interest. The residential amenity impacts of a development proposal are a material consideration.

Neighbours have raised concerns regarding the impact on the proposed access on amenity, in terms of traffic noise and general disturbance. Concerns have also been raised regarding Llandyrnog bound traffic existing the site from the new access now needing to make a sharp left turn, which would have a detrimental impact on the amenity of Bryn Hydryd.

Officers would note the new access would be some 115m from the nearest neighbour, Bryn Hydryd, and it would be further from this property than the existing access. There is nothing in the application to indicate the vehicular movements to and from the site would be intensified, and as such Officers do not consider the traffic noise and disturbance as a result of the new access would be materially different to that current situation.

On the issue of traffic leaving the site towards Llandyrnog now having to negotiate a left turn, Highway Officers have not raised any concerns with this manoeuvre and as such Officers do not consider traffic movements of this nature would have a detrimental impact on amenity of the neighbouring property.

Public Protection Officers requested the soakaway is relocated to ensure a 50m buffer from the borehole which provides water to the farm and farmhouse. The drainage plan was amended to relocate the soakaway to the opposite (west) side of the access. Following the revised detail, Public Protection Officers confirmed they would have no objection to the proposal from a private water supply perspective.

Public Protection Officers have requested a condition is applied to control construction activities in the interests of protecting residential amenity of neighbours.

Subject to a condition to control construction activities therefore, the proposal would not give rise to an unacceptable impact on residential amenity.

#### 4.2.4 Drainage (including flooding)

Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

##### Flood risk

The site is within a C2 flood risk zone which TAN15 defines as areas of the floodplain without significant flood defence infrastructure.

Neighbours have noted Llanynys Road is prone to localised flooding following heavy rainfall, and have concerns that the proposed new access would exasperate flooding along the highway.

The original plans included an extension to the existing earth bund around the slurry pit, however NRW raised concerns regarding this element of the proposal. The scheme has subsequently been amended to omit reference to an extended bund and tree planting is now proposed to screen views of the slurry pit. Following submission of revised plans, NRW confirmed they had no objection to the proposal on flood risk grounds, however NRW have not commented on the measures to manage surface water run-off.

A drainage plan has been submitted which show the measures proposed to manage surface water run-off. This includes an ACO drain along the highway and a soakaway. The drainage plan was amended following concerns raised by Public Protection regarding the proximity of the soakaway to the borehole which provides water to the

farm and farmhouse. The revised Drainage plan shows the soakaway has been relocated to the opposite (west) side of the proposed entrance.

Neighbours have raised concerns with the accuracy and practicality of the drainage proposals.

The Council's Flood Risk Manager did not raise any concerns with the principle of the proposals for the management of surface water runoff onsite and has confirmed there is nothing fundamentally wrong with the drainage detail proposed. However, having regard to concerns raised by neighbours, the Flood Risk Manager has advised minor amendments to the drainage proposals would be necessary, however Officers consider this could be satisfactorily dealt with by planning condition.

Having regard to the comments raised by neighbours, the Flood Risk Manager has advised the following observations have merit and would need to be controlled by planning condition:

- With regards to the crossfall of the access, it would appear that when the soakaway position and associated drainage was relocated to the opposite side of the entrance, the crossfall direction was not also amended. To this end, the crossfall of the access shall not be as shown on the drainage plan but shall drain towards the ACO drain.
- With regards to the soakaway, the Flood Risk Manager has confirmed he has no objection to the principle and location of the proposed soakaway, and has confirmed the soakaway is a sufficient distance from the slurry tank not to affect it, either permanently or during the excavation phase, providing the lateral dimensions of the soakaway are adhered to. However, taking into account the differences in ground levels between the road and the field in which the soakaway would be located, it is likely the soakaway would need to be deeper than the 2m proposed for it to be effective in collecting water from the Aco drain.

Whilst neighbours have raised genuine concerns relating to flood risk, having regard to the consultation responses received from statutory consultees and the advice given by the Council's Flood Risk Engineer, Officers are satisfied the proposal would not unduly increase flood risk, and subject to a planning condition requiring the crossfall of the access and the depth of the soakaway to not be as shown on the drainage plan but as otherwise agreed in writing with the local planning authority, Officers would be satisfied the proposed arrangements to management surface water run-off to be acceptable.

#### 4.2.5 Highways (including access and parking)

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decision (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest. The Highway impacts of a development proposal are a material consideration. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Neighbours have raised concerns regarding the impact of the new access on highway safety.

Revised plans were requested to ensure the proposal could achieve a 70m visibility splay in accordance with the guidance contained in TAN18.

Following receipt of revised visibility splay plan and vehicular turning plans, the Highway Officer has confirmed the revised details meets the guidelines laid out in

TAN18 in terms of visibility at the point of access. Highways Officers also advise that the design of the access is suitable for the associated agricultural vehicles as demonstrated by swept path analysis drawings submitted for access and egress to and from the site. Highways Officers also noted that the existing access used by milk tankers at present is substandard and therefore Highways Officers consider that the proposed access is a significant improvement in terms of design and for highway safety.

Planning conditions are proposed requiring the proposed access to be kept free from planting or other obstructions in excess of 1.05m in height and to ensure a scheme for loading/unloading, parking and turning to be agreed prior to the development being brought into use, Highways Officers have confirmed they have no objection to the proposal.

Having regard to the consultation response from Highway Officers, subject to the application of necessary planning conditions, Officers would conclude the proposal would not give rise to an unacceptable impact on highway safety and consider the proposal is therefore in general compliance with the policies listed above.

#### 4.3 Other matters

##### 4.3.1 Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

##### 4.3.2 Application and enforcement of planning conditions

With respect to comments made on the significance and value of planning conditions and their implementation raised by private individuals in their consultation response to the application, Officers would note these comments relate to previous development proposals at the application site and are not of direct relevance to the current proposal.

## 5. **SUMMARY AND CONCLUSIONS:**

5.1 The proposed new access to serve an existing agricultural enterprise is considered to be acceptable in principle.

5.2 Revised plans have been submitted to address concerns raised by consultees.

5.3 Neighbours have raised a number of concerns focussing on highway safety, increased risk of flooding and impact on amenity.

5.4 On the issue of amenity it is not considered that the proposal would result in any adverse impacts. However, having regard to concerns raised by neighbours, the Pollution Control Officer has advised a planning condition should be imposed in relation to construction management.

5.5 On the issue of flood risk, NRW and the Council's Flood Risk Engineer have not objected to the proposal, however neighbours have raised concerns on this issue of flood risk and in relation to the proposed drainage details. The Council's Flood Risk Manager did not raise any concerns with the principle of the proposals for the management of surface water runoff

onsite and has confirmed there is nothing fundamentally wrong with the drainage detail proposed. However, having regard to concerns raised by neighbours, the Flood Risk Manager has advised minor amendments to the drainage proposals would be necessary, however Officers consider this could be satisfactorily dealt with by planning condition.

5.6 Neighbours have raised concerns regarding the impact of the proposed new access on highway safety. Highways Officers have confirmed the revised plans comply with guidance contained in TAN18 and also advise that the design of the access is suitable for the associated agricultural vehicles. Highways Officers also noted that the existing access used by milk tankers at present is substandard and therefore Highways Officers consider that the proposed access is a significant improvement in terms of design and for highway safety. Subject to the application of necessary planning conditions, Officers consider the proposal is acceptable in highway terms.

5.7 Subject to the application of necessary planning conditions, the proposals are considered to be acceptable and are recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 2022.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
  - (i) Existing Site Plan (Dwg. No. 2) received 26 January 2017
  - (ii) Proposed Site Plan - Visibility Splay (Rev) (Dwg. No. 4.4) received 28 March 2017
  - (iii) Proposed Site Plan - Bund Proposal (Rev) (Dwg. No. 3.2) received 28 March 2017
  - (iv) Drainage Proposals & Soakaway Plan (Rev) (Dwg. No. 6.2) received 22 February 2017
  - (v) Location Plan (Dwg. No. 1) received 26 January 2017
  - (vi) Proposed Site Plan & Elevations Plan (Rev) (Dwg. No. 5.2) received 7 April 2017
  - (vii) Site plan - Vehicle turning (Drawing 1 Exit left) received 15 March 2017
  - (viii) Site plan - vehicle turning (Drawing 2 Exit right) received 15 March 2017
  - (ix) Site plan - vehicle turning (Drawing 3 Enter left) received 15 March 2017
  - (x) Site plan - vehicle turning (Drawing 4 Enter right) received 15 March 2017
3. Notwithstanding the approved details, the crossfall direction of the access and the capacity and depth of the soakaway shall not be as shown on the Drainage Proposals and Soakaway Plan (Drawing 6.2), but shall be as otherwise agreed in writing by the local planning authority prior to the development first being brought into use. The development shall then be implemented in accordance with the approved detail.
4. The visibility splays shown on the approved drawing No: 4.4 shall at all time be kept free of any planting, tree shrub or growth or any other obstruction in excess of 1.05 metres above the level of the adjoining carriageway
5. Facilities shall be provided and retained within the site for the loading/unloading, parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and which shall be completed before the development is brought into use.
6. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 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 similar size and species, unless otherwise agreed in writing
7. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority
8. The development hereby approved shall be constructed in accordance with the following:

(a) Construction works which are audible beyond the site boundary shall only be carried out between 08:00 hrs to 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs Saturday and not at all on Sundays or Bank Holidays.

(b) Deliveries shall only be received within the hours detailed in (a) above.

(c) Dust management measures shall be deployed onsite during the construction phase.

(d) There shall be no burning on site.

(e) Lighting shall be directed to within the site, and shall not be directed towards neighbouring residential properties or the public highway. Lighting outside the hours stated in (a) above shall be minimised.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To ensure satisfactory arrangements are in place to manage surface water run-off.
4. To ensure that adequate visibility is provided at the point of access to the highway in the interest of highway safety.
5. To provide for the loading/unloading, parking and turning of vehicles clear of the highway.
6. In the interests of visual amenity.
7. In the interest of visual amenity.
8. To control noise and pollution in the interests of protecting residential amenity.

**NOTES TO APPLICANT:**

None