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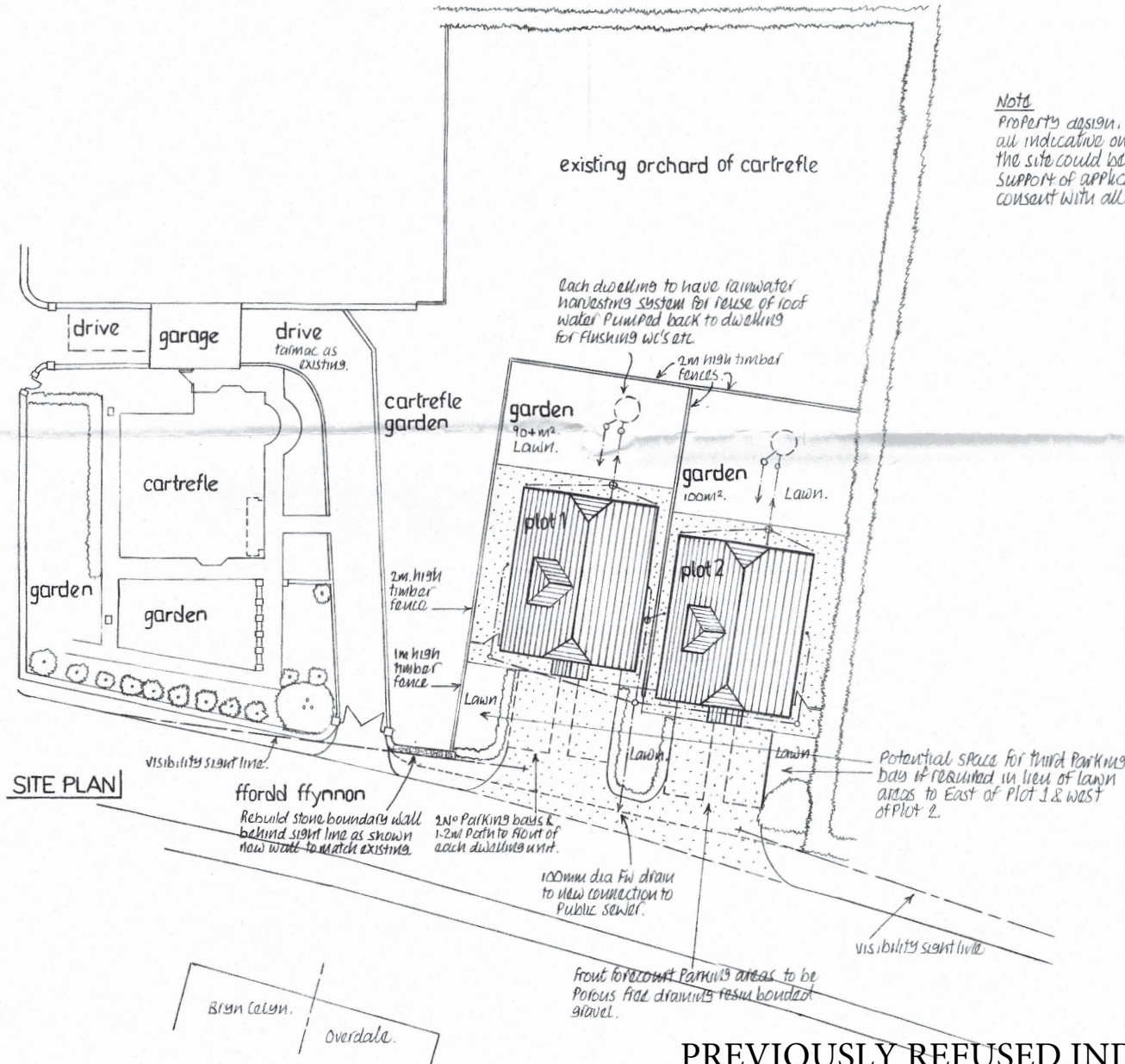
42/2020/0903

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elwy avenue



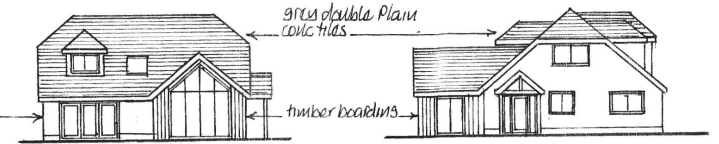
Note
 Property design, siting, access etc are all indicative only, illustrative of how the site could be developed, in support of application for outline consent with all matters reserved.

mitigating landscaping

Replanted hedgerow behind visibility screens and all other hedges and trees shown hatched to be provided as mitigating landscaping and to enhance biodiversity as well as landscape character of the site.

sw drain to rainwater harvesting tank for reuse of roof water.

PLOT 2 - INDICATIVE ELEVATIONS



EAST

NORTH

Upper and lower limits

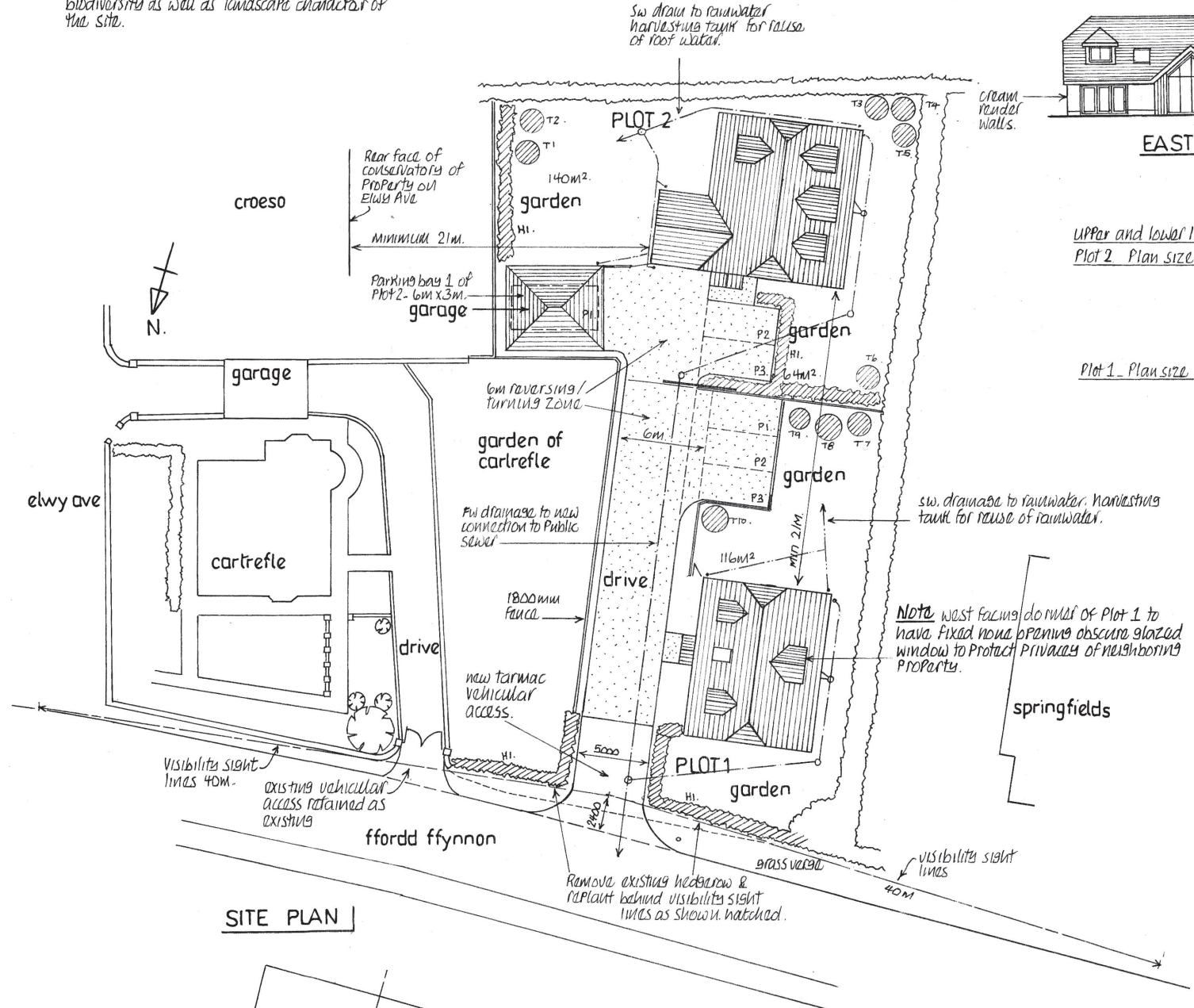
Plot 2 - Plan size

lower limits - main building 10m x 11m
 upper limits - main building 10.2m x 11.2m
 lower limits - outbridge 5m x 3.5m
 upper limits - outbridge 5.2m x 3.8m
Ridge height lower limit 6.75m
 upper limit 7.0m

Plot 1 - Plan size

lower limits 9m x 11m
 upper limits 9.2m x 11.25m
Ridge height lower limit 6.6m
 upper limit 6.8m

Note west facing dormer of Plot 1 to have fixed non-opening obscure glazed window to protect privacy of neighboring property.



SITE PLAN

springfields

CARTREFLE - DG 2 - 1:200 | A2

PROPOSED

Eitem Agenda 10 / Agenda Item 10



Eitem Agenda 10 / Agenda Item 10



Eitem Agenda 10 / Agenda Item 10



Eitem Agenda 10 / Agenda Item 10



WARD : Dyserth

WARD MEMBER(S): Cllr David Williams

APPLICATION NO: 42/2020/0903/ PO

PROPOSAL: Development of 0.12ha of land by the erection of 2 no. detached dwelling (outline application - all matters reserved)

LOCATION: Land Adjacent to Cartrefle Ffordd Ffynnon Dyserth Rhyl LL18 6HH

APPLICANT: Mr Matt Partington

CONSTRAINTS: NONE

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:

DYSERTH COMMUNITY COUNCIL

Providing that the application is subject to compliance with relevant policies and planning guidance notes, then no objections raised.

NATURAL RESOURCES WALES – NRW do not have any comments to make.

DWR CYMRU / WELSH WATER – Advises condition to ensure no surface water and/or land drainage shall be allowed to connect to public sewerage is required to be imposed should consent is granted. Advisory notes are also advised to bring the applicant's attention to duties under water industry legislation.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Traffic, Parking and Road Safety
- Highways Officer - satisfied that a satisfactory access and visibility splays can be achieved and therefore subject to a suitable condition to secure detailing, Highway Officers have no objection to the proposals.

Ecology Officer - having reviewed the proposals and associated ecological report, Ecology Officer recommends that conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales, Edition 10.

Conditions proposed are to ensure:

- the new buildings contain provision for roosting bats and nesting birds;
- Secure a light spillage scheme
- Secure detailed plant list for the landscaping scheme to demonstrate that there will be an increase in the extent of native species rich hedging and an increase in the number of trees on site, and to control the spread of invasive species.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

M & L Leeds, Roseneath, Elwy Avenue, Dyserth

Robert Jones, Netherton, Elwy Avenue, Dyserth
Jacqueline Alexander, Hyfrydle, Elwy Avenue, Dyserth
Mr. G & Mrs D Reynolds, Croeso, Elwy Avenue, Dyserth
John Thirsk, Trevordale, Elwy Avenue, Dyserth
Robert Jones, Westholme, Elwy Avenue, Dyserth
Mr. W Tonks, Penmaen, Elwy Avenue, Dyserth

Principle:

No need for additional housing in area
Schools at capacity

Visual amenity:

Overcrowding / overdevelopment of plot
Adversely affect character of the area
Plot 2 is not along building line and out of character with pattern of development in locality.
Dormer two storey bungalows are out of character with surrounding bungalows.

Residential amenity:

Windows of plot 2 would face windows in rear elevations of dwellings along Elwy Ave, affecting privacy and outlook of neighbours and create noise and disturbance.
Will box in neighbours.
Due to sloping ground, separation distance between neighbouring properties should exceed 21m

Drainage / sewerage:

Concerns that drainage system will not be able to cope with additional dwellings
There is a mains, unmapped sewer which crosses site which connects Elwy Ave properties to the mapped mains sewers (photos of inspection chamber provided)
Poor drainage in area due to clay soil / topography – development will increase surface runoff / flooding on neighbouring plots & highway.

Ecology:

Site contains remnants of larger orchard and would result in the loss of orchard trees which are over 100 years old.
Adverse impact on wildlife – bats, hedgehog, fox and variety of birds have all been seen in gardens surrounded site.

Traffic / highway safety:

Increase in traffic along Ffordd Ffynnon, which is a steep road / increased risk to pedestrians

EXPIRY DATE OF APPLICATION: 03/01/2021

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is an outline application with all matters reserved for the erection of two dwellings on land within the residential garden area of Cartrefle.

1.1.2 The upper and lower levels for the dwelling proposed are as follows:

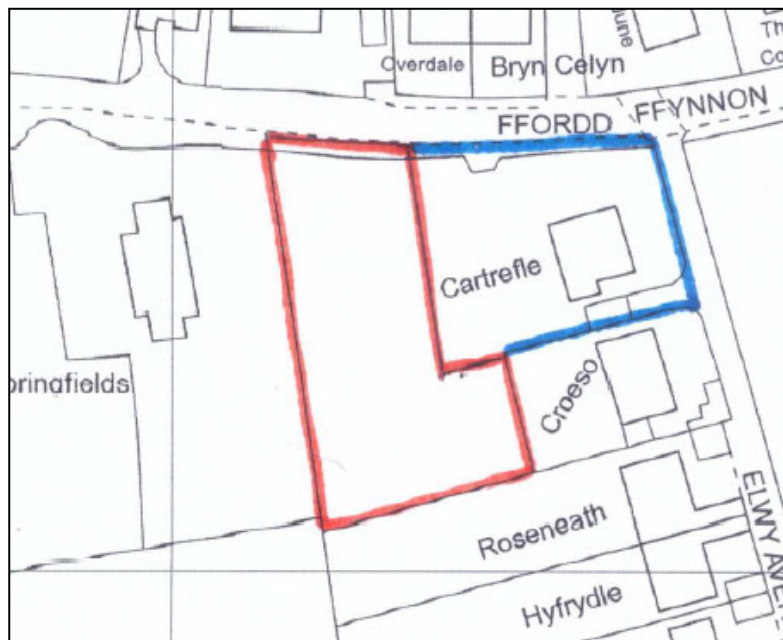
Plot 1

	Lower Limit	Upper Limit
Width	9m	9.2m
Depth	11m	11.25m
Height to ridge	6.75m	7m

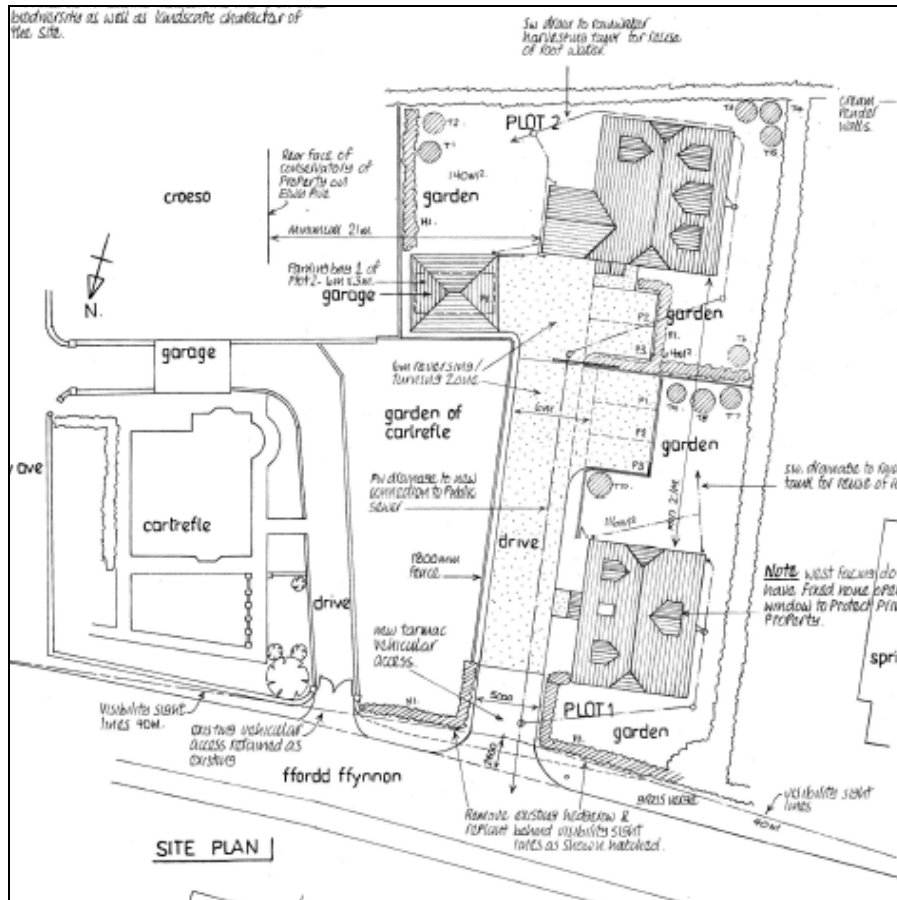
Plot 2

	Lower Limit	Upper Limit
Width (main building)	10m	10.2m
Depth (main building)	11m	11.2m
Width (outrigger)	5m	5.2m
Depth (outrigger)	3.5m	3.8m
Height to ridge	6.75m	7m

- 1.1.3 Whilst the application is submitted in outline with all matters reserved, the indicative plans show the dwellings to be detached dormer dwellings, to be served by a new vehicular access off the highway.
- 1.1.4 The application form indicates foul water would discharge to the public sewer and surface water would be disposed of via sustainable drainage system.
- 1.1.5 The plans show the existing vehicular access would be retained to continue to serve the Cartrefle dwelling and a section of garden to the west of the plot would be retained within the curtilage of Cartrefle.
- 1.2 Other relevant information/supporting documents in the application
- 1.2.1 The application is supported by a Preliminary Ecological Appraisal and protected species Reasonable Avoidance Measures Statements.
- 1.3 Description of site and surroundings
- 1.3.1 The site is currently a lawned garden area and orchard within the residential curtilage of Cartrefle which extends to the rear of the dwelling and the neighbouring property, Croeso.
- 1.3.2 The boundary with the highway to the north and with the neighbouring property Awelon to the west is currently lined with mature hedgerow. To the east is the driveway serving the existing property and the rear garden of Croeso and to the south the site abuts the garden area serving Roseneath which are both single storey detached properties.
- 1.3.3 The extract from the site plan below shows the relationship with neighbouring properties:



1.3.4 Whilst the application is for outline consent with all matters reserved, an indicative proposed site plan has been submitted which illustrates a possible layout based on the upper limits for the dwellings proposed:



1.3.5 Photos of the site are below:

Photo of site from along highway:



Front plot:



Rear plot:



Photo of rear plot from garden of Croeso, Elwy Ave (photo taken from neighbour's representation):



1.4 Relevant planning constraints/considerations

1.4.1 Within the Dyserth development boundary.

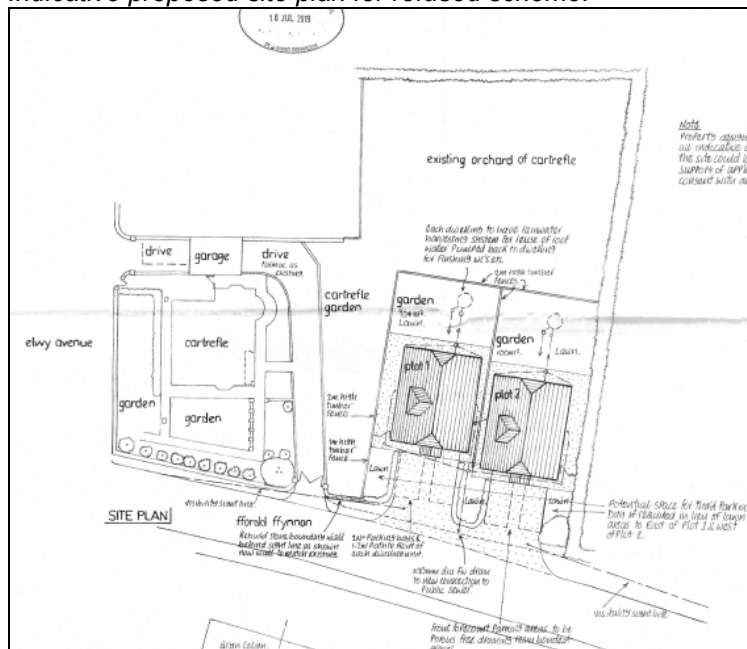
1.5 Relevant planning history

1.5.1 Application for a single dwelling was granted in 2008 on the plot facing the highway, however the permission was not implemented.

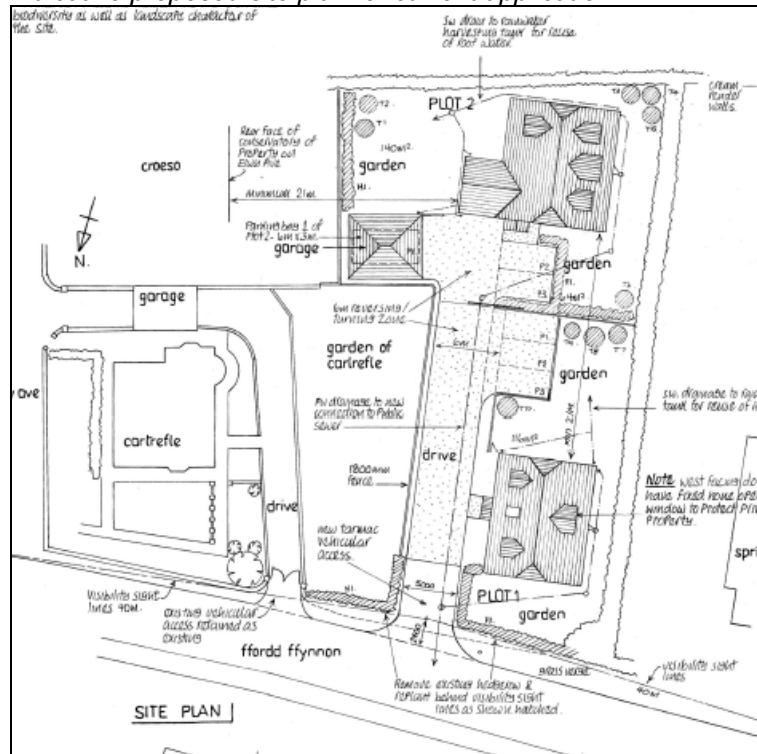
1.5.2 An application for two dwellings on the northern section of the site (excluding the orchard) was refused in 2019 on visual amenity grounds as it was considered to be a cramped form of development. The current application is an amended scheme and the site area has been increased to address the reasons for refusal:

1.5.3 The plans below compare the indicative proposed for the refused scheme against the current proposed scheme:

Indicative proposed site plan for refused scheme:



Indicative proposed site plan for current application:



1.5.4 Due to the changes to the site area and indicative layout, Officers consider the current proposal is for a materially different scheme.

1.6 Developments/changes since the original submission

1.6.1 The agent has submitted a response to the objections received and an amended proposed illustrative plan has been submitted showing first floor windows could be omitted.

1.7 Other relevant background information

1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 42/2003/0493. Development of 0.14ha of land by erection of 1 no. dwelling and construction of new vehicular access (outline application). Granted 01/08/2003

2.2 42/2008/0443. Development of 0.09ha of land by the erection of 1 no. dwelling and construction of new vehicular / pedestrian accesses (outline application to including siting and access). Granted 12/12/2008.

2.3 42/2019/0624. Development of 0.06 ha of land by the erection of two dwelling (outline application with all matters reserved). Refused 09/09/2019 for the following reason:

It is the opinion of the Local Planning Authority that having regard to the size of the site, the upper and lower limits for the proposed dwellings and the access and parking requirements which results in removal of the front boundary hedge, the proposal would result in a form of development which is out of keeping with the pattern and character of development in the area. The proposal to develop two dwellings would therefore result in an overly urbanised and cramped form of development which would be to the detriment of the rural character and visual amenity of the local area, contrary to criteria i), iv) and xiii) of Policy RD in the Local Development Plan and the advice and guidance contained in the Residential Development Supplementary Planning Guidance Note and the Residential Development Design Guide.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC11 – Recreation and open space

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes:

TAN 5 Nature Conservation and Planning (2009)

TAN 18 Transport (2007)

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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.

The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

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 Ecology

4.1.5 Drainage (including flooding)

4.1.6 Highways (including access and parking)

4.1.7 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is unannotated land within the development boundary of Dyserth and therefore the principle of housing development is considered to be acceptable, subject to an assessment of the local impacts, which are reviewed within the following sections of the report.

4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Representations in objection to the proposal have been received from members of the public raising concerns on visual amenity grounds.

A previous scheme was refused due to the loss of the existing hedgerow along the frontage of the site and because it represented a cramped and overly urban form of the development, however it is noted the site area has now been increased and layout has been altered, so the current proposal is materially different to the refused scheme.

Whilst the application is an outline application with all matters reserved, a draft layout plan has been provided which indicates the dwellings proposed would consist of a two detached two storey dwellings with dormer windows, with Plot 1 to the front of site on the existing lawn area, and Plot 2 to the rear of the garden on the existing orchard area. Both dwellings would be served by a new shared vehicular access. Indicative partial elevation plans show the dwellings would be two storey properties with dormer windows in the east and west roof pitches.

The concept of back-land development being an unacceptable form of development is based on there being a quantifiable detrimental impact on visual or residential amenity. In this instance, it is of note that the pattern of development in the immediate vicinity of the site is fairly irregular and the streetscene along Ffordd Ffynnon is made of a mix of dwelling type there are other examples of existing houses being positioned behind another property and accessed off a narrow access road, so the layout proposed would not be out of keeping with the general character of the area.

With regards to landscaping and boundary treatments, whilst existing hedgerow along the northern boundary would need to be removed to facilitate the development, there is sufficient space for replacement hedgerow to be planted behind visibility sight lines, which would help maintain the character of area.

The proposal to develop the rear of the plot will inevitably result in the loss of the orchard trees. The ecological impact of the tree removal is dealt with separately in the Ecology section below, however from a visual amenity perspective, replacement planting should be included within the landscaping scheme to mitigate the loss of the trees, however this can be adequately controlled at reserved matters stage.

Illustrative plans show the dwellings would have a dormer design, and whilst the scale, design and appearance of the dwellings would be reserved matters, it is of note

that housing types in this part of Dyserth vary in size and form. Cartrefle itself is two storey property, however other dwellings along Elwy Ave are bungalows and dormer bungalows; Awelon, the neighbouring property to the west is also a detached dormer property and there is a pair of semi-detached bungalows on the opposite side of the road.

The design of the dormer style properties proposed therefore would not be out of keeping with the surrounding properties, and in any event the visual appearance of the dwellings would be subject of further approval.

Having regard to the above, Officers would conclude that the proposal would not adversely impact upon visual amenity or character of the local area.

4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc..

Representations in objection to the proposal have been received from members of the public raising concerns on residential amenity grounds.

Whilst the layout, scale, design and appearance of the dwellings are reserved matters, based on upper and lower limits of the proposed dwellings and the indicative layout shown on the proposed site plan, the separation distances between neighbouring properties and the fact the positioning of windows can be controlled through future reserved matters applications, it is considered that the proposal would not result in any unacceptable adverse impact on amenity of neighbouring dwellings through overlooking, overshadowing or overbearing impact.

Having regard to the upper and lower limits and the indicative site plan, Officers also consider sufficient private garden area to serve the dwelling could be accommodated within the curtilage.

Therefore, proposal therefore would not give rise to any unacceptable adverse impacts on residential amenity.

4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (Section 6.4), current legislation and the Conservation and Enhancement of Biodiversity SPG, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Representations in objection to the proposal have been received from members of the public raising concerns on ecological grounds.

The Ecology Officers has raised no objection, subject to the imposition of planning conditions.

The site is residential garden and includes an orchard to the rear of the plot, and trees would need to be removed to facilitate the development.

An Ecological Appraisal has been submitted with the application, which concludes that the site has relatively high ecological value for several species and mitigation will be required to compensate for any lost habitat. A post-construction landscaping scheme including new tree, shrub and hedge planting should be prepared for the proposed development, to compensate for any loss of habitat and to enhance the site. Installing bat boxes and bird nesting boxes would help enhance biodiversity. If the compost heap is to be removed, artificial hibernacula/refugia must be provided for GCN/reptiles. Providing hedgehog houses would be beneficial for these mammals. Reasonable Avoidance Measures are also provided to protect protected species.

Details of landscaping would be a reserved matter, and the Ecology Officer has requested a condition is imposed to ensure the details of landscaping ensure adequate replacement native tree and hedgerow planting. Conditions are also required to ensure features for bats, nesting birds and hedgehog are provided within the site and to secure details of a light spillage scheme to preserve the favourable conservation status of protected species.

Subject to the imposition of conditions, the proposal is not considered to give rise to any unacceptable impacts on ecological interests.

4.2.5 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales 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, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 10) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

Representations in objection to the proposal have been received from members of the public raising concerns on drainage grounds. Concerns note there is an unmapped mains sewer which crosses the site and concern is also raised regarding increase of surface water runoff as a result of the development.

Dwr Cymru have raised no objections to the proposal subject to conditions to secure details of drainage and to ensure surface water is not permitted to be discharged to the public sewer.

The application states that foul water would discharge to the mains sewer and surface water would discharge to a sustainable drainage system.

The application is outline with all matters reserved and therefore details of drainage would be provided when details of layout are submitted for approval.

Representations have noted that an unmapped mains sewer, which serves crosses the application site. Officers would note that separate Water Industry legislation would also have to be complied with and the grant of planning permission does not convey any legal right to build over water utility infrastructure, and therefore the presence of a water main pipe across the site is not justification for the application to be refused.

Officers would also note that the proposal would also require separate formal approval for the proposed surface water sustainable drainage system. Conditions could also be imposed to secure full details of surface water drainage.

Having regard to the nature of the application, subject to necessary conditions being imposed, Officers do not consider the proposal would not give rise to unacceptable drainage arrangements or flood risk.

4.2.6 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network.

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. The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments

These policies reflect general principles set out in Planning Policy Wales (PPW 10) and TAN 18 – Transport, in support of sustainable development.

Highways Officers have raised no objection subject to conditions being imposed in relation to the detailing of the access and parking.

Representations in objection to the proposal have been received from members of the public raising concerns on highway safety grounds.

3 parking spaces are proposed for both plots.

The Parking Requirements SPG requires a parking space to be provided per bedroom up to a maximum of 3 spaces, and therefore maximum parking requirements can be provided within the site.

Accordingly Officers would conclude that, subject to detailing, a safe means of access could be achieved in principle and based on the indicative layout shown on the site plan, maximum parking requirements could also be achieved. As such the proposal is not considered to give rise to an unacceptable impact on highway safety which would warrant a refusal of planning permission.

4.2.7 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all new housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

An Open Space Assessment and Audit Report has been completed by the Council and provides the evidence base for Policy BSC 11. The report assesses the quantity, quality and accessibility of existing open spaces in the County on a community area basis with some additional information on an electoral ward basis.

In relation to the application, the assessment shows there is a deficit of provision for children and young people, outdoor sports facilities and public parks and gardens in

Dyserth, however there sufficient amenity greenspace and natural and semi-natural greenspace.

The proposed dwellings, based on the indicative plans and the upper and lower limits provided, could potentially provide accommodation for families and it is reasonable to assume families would utilise existing play areas, sports pitches and informal areas of open space within the local community.

On the basis of the evidence within the Open Space Assessment and Audit Report, and having regard to the size of dwellings proposed, it is considered that the proposal should make a financial contribution to mitigate the increased usage on the existing open space and equipment within the area.

The proposal is considered acceptable in relation to open space policy subject to the requisite contribution being secured through an appropriate agreement.

Other matters

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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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.

SUMMARY AND CONCLUSIONS:

4.3 Notwithstanding concerns raised by members of the public, subject contributions to public open space being secure by an appropriate agreement and conditions being imposed, Officers consider the proposal to be acceptable and recommendation the application is granted.

RECOMMENDATION: - GRANT subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), landscaping, scale, layout and access (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before the commencement of any development
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. 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) Location Plan - Received 9 November 2020
 - (ii) Existing Site Plan (Drawing No. DG1) - Received 9 November 2020
 - (iii) Proposed Site Plan (Drawing No. DG2) - Received 9 November 2020
 - (iv) Indicative Floor Plans (Drawing No. DG3 Rev A) - Received 10 December 2020
 - (v) Preliminary Ecological Appraisal (Document No. 082020/PEA/MP) - Received 9 November 2020

- (vi) Habitat Plan - Received 9 November 2020
- (vii) Habitat Plan with Layout - Received 9 November 2020
- (viii) Bat Survey and Reasonable Avoidance Measures Statement - Received 9 November 2020
- (ix) Great Crested Newt Survey and Reasonable Avoidance Measures Statement - Received 9 November 2020
- (x) Reptile Survey and Reasonable Avoidance Measures Statement - Received 9 November 2020

5. Notwithstanding the submitted documents, the proposed site layout plan (Drawing No. DG2) and indicative floor plans (Drawing No. DG3 Rev A) have been treated for illustrative purposes only and do not convey the Local Planning Authority's approval to the appearance of the building(s), landscaping, scale, layout and access.
6. No development shall take place until a fully detailed scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the occupation of the first dwelling.
7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
8. The development hereby approved shall be carried out strictly in accordance with the mitigation set out in Section 9 of the approved Preliminary Ecology Appraisal and with the approved Bat, Great Crested Newt and Reptile Reasonable Avoidance Measures.
9. The development hereby approved shall contain provision for roosting bats, nesting birds and hedgehog. The number, location and specification of these features shall be determined by a suitably qualified ecologist, and shown on appropriate plans and drawings which shall be submitted and approved in writing by the local planning authority prior to the commencement of the development. The development shall then be carried out strictly in accordance with the approved details.
10. Prior to the commencement of development, an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats, shall be submitted to and approved in writing by submitted and approved in writing by the local planning authority. The development shall then be carried out strictly in accordance with the approved details.
11. The details of landscaping subject of condition 1 shall provide a net increase in the extent of native species rich hedgerow and in the number of trees on the site and shall include a detailed planting schedule. No species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) should be included in the planting schedule. The development shall then be carried out strictly in accordance with the approved details.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. For the avoidance of doubt.
6. In the interest of the management of flood risk.
7. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
8. In the interests of ecological mitigation and enhancement and preserving the favourable conservation status of protected species.
9. In the interests of ecological mitigation and enhancement and preserving the favourable conservation status of protected species.
10. In the interests of preserving the favourable conservation status of protected species.
11. To compensate for the loss of existing trees and hedgerow and in the interests of ecological mitigation and enhancement.