

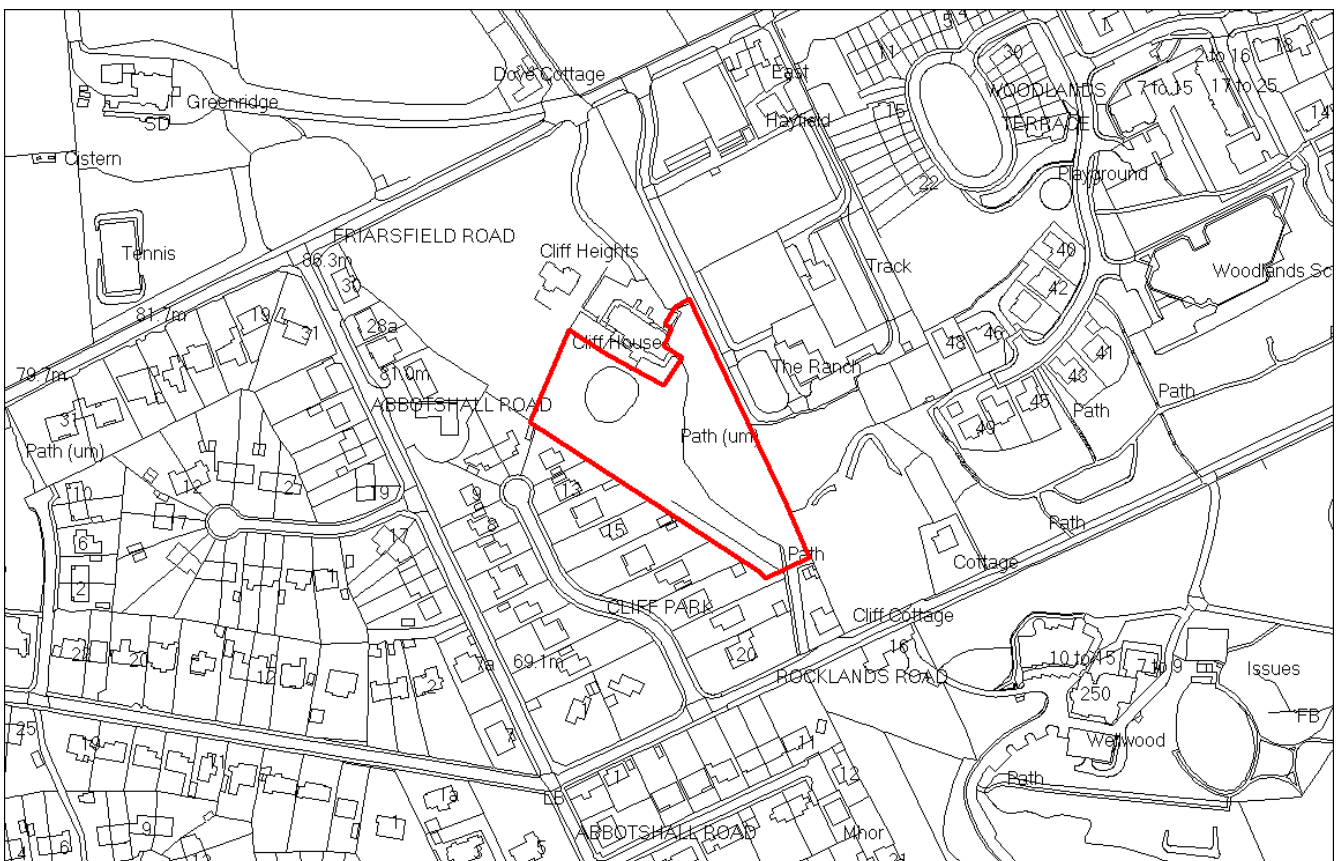
CLIFF HOUSE, CRAIGTON ROAD, ABERDEEN

**RENEWAL OF PLANNING APPLICATION
A8/2045, ERECTION OF 2 NO.SUSTAINABLE
FIVE BEDROOM HOUSES WITH DETACHED
GARAGES**

For: Mr Andreas Nagel & Alan Nicol

Application Type : Detailed PP
Renewal/Retention
Application Ref. : P121749
Application Date: 13/12/2012
Officer: Gavin Evans
Ward : Lower Deeside (M Boulton/A Malone/M
Malik)

Advert : Section 60/65 - Dev aff
LB/CA
Advertised on: 30/01/2013
Committee Date: 18 July 2013
Community Council : No response
received



RECOMMENDATION:

Approve subject to conditions

DESCRIPTION

The site is a deciduous woodland of 1.29 hectares in area, protected by Tree Preservation Order 204. The steeply sloping site enjoys an elevated, south/south-west facing location in Pitfodels Conservation Area. The woodland comprises approx. half of the grounds of Cliff House, a former nursing home converted to 7 flats in 2000. The site is accessed from Craigton Road via a single-width driveway that serves Cliff House and Cliff Heights, a modern house in the grounds. The site slopes steeply to the south and south-west of Cliff House and its gardens, with ground levels falling by approx. 22 metres and 13 metres respectively. The site is enclosed by fencing and drystone dykes and extends south to share a boundary with the rear garden of a cottage on Rocklands Road and south-west to the rear gardens of 11-18 Cliff Park, a cul-de-sac of large detached houses. The east boundary adjoins the extensive grounds of one secluded house.

RELEVANT HISTORY

96/2154 –Planning permission was granted in March 1997 to convert Cliff House, a former nursing home to 6 flats and to demolish the caretaker's house and erect a replacement house, all subject to a management plan and report for trees and a scheme for public pedestrian access through the site from Rocklands Road to Craigton Road.

97/1352 – Planning permission was granted in October 1997 for alterations to form an additional flat in Cliff House.

A6/2242 –Planning permission was refused in March 2007 for the formation of an access road in the woodland for management purposes.

A8/2045 – Planning permission was granted for the construction of two detached dwellinghouses on the current application site, each with a detached garage. Preliminary works have commenced in relation to the implementation of this consent, including tree works and works relating to the improvement of the existing access onto Craigton Road.

PROPOSAL

This application, while termed a renewal, is slightly different from that which was previously granted consent through the approval of application A8/2045. The applicants have commenced works on site in relation to that approval, however some changes to the design and arrangement of the dwellings are sought. The proposal remains predominantly unchanged, but the changes can be summarised as follows:

1. the revised dwellings would incorporate integral garages instead of the freestanding ones previously approved;
2. a new 'implement shed' outbuilding would be located towards the southern end of the site, to provide space for the storage of landscaping equipment;
3. Minor changes are made to the fenestration arrangement on the easternmost of the houses.

The application therefore seeks detailed planning permission for the erection of two detached dwellinghouses with integral garages, set within generous wooded plots. Access is to be taken from Craighton Road via the existing driveway which is to be extended southwards. A Design Statement, Tree Report and Woodland Management Plan were submitted in relation to the original approval, and the Tree Report has been updated to reflect the revised footprint of the development.

The architect-designed, timber-framed houses are of contemporary design and 3 storeys in height, with the upper 2 storeys clad in larch linings and the lower ground floor rendered white. The over-hanging chalet-style roofs are to be clad in interlocking grey tiles. The principal south and south-west elevations are to be substantially glazed and continuous decked balconies would wrap around the middle floor/main living area of each house to maximise the occupants' experience of "living in the woods". The Design Statement explains that the state-of-the-art, ecologically-friendly, highly sustainable houses are designed to sit lightly on their unique plots, to harmonise with their secluded woodland setting and to maintain the woodland character of the site by retaining as many trees as possible and planting additional screening. The west-most house is to face SW, with a double garage and upper floor private office sited to its NE corner. The east-most house is oriented to face south and would feature a triple garage sited to its NW corner.

The Design Statement submitted in support of the original application emphasises the ecologically friendly, energy efficient, sustainable features of the houses which are to incorporate chemical-free construction methods, natural materials, solar heating panels, bio-mass boilers and wood-burning stoves. The German manufacturer, Baufriz, has won numerous awards for its eco-friendly, carbon-positive, timber house construction.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?121749>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-committee because it has been the subject of 6 representations. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Project Team – No objection to the proposal, provided adequate visibility is achieved at the western side of the access onto Craighton Road.

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – Surface water drainage proposals should be provided. Agree that this can be obtained via condition.

Education, Culture & Sport (Archaeology) – No response received.

Community Council – No response received.

REPRESENTATIONS

6 number of letters of representation have been received. The objections raised relate to the following matters –

1. Note that the site lies within a Conservation Area and is covered by a Tree Preservation Order (TPO). Highlights potential damage to the Conservation Area as a result of the proposal and expresses concern at damage caused thus far during construction works.
2. Queries ongoing works and perceived lack of enforcement by ACC.
3. Concerns raised over the existing drainage system, which is stated to be incapable of dealing with all waste during overload conditions.
4. Concerns raised over damage to be caused to the site and existing trees during construction.
5. There would be a perceived loss of privacy to houses at Cliff Park as a result of the height and elevation of the proposed houses, allied to the removal of existing trees.
6. Deer on the site would be scared away by the development of the site.
7. Concern expressed that the approval of the development would lead to further housing development within the Conservation Area.
8. An existing passage next to Cliff Cottage, used to cut through to Craigton Road, would be severed by the development. This is understood to be a public right of way.
9. Construction vehicles parked next to Cliff House have previously caused some disturbance and concern over safety.
10. Concerns expressed that anticipated excavation would put the foundations of Cliff House at risk.
11. Suggest that local demand for housing of this size is being adequately met by alternative sites currently under construction/being marketed.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP)

Paragraph 115 of SPP highlights the importance of Conservation Areas, stating that these are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. It further states that a proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. Planning permission should

normally be refused for development within a Conservation Area that fails to preserve or enhance the character or appearance of the area.

Aberdeen Local Development Plan

Policy D1: Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy D2: Design and Amenity

Policy D2 sets out a series of criteria for new development, intended to ensure that an appropriate level of amenity can be secured for residents of both that new development and neighbouring land and buildings.

Policy D5: Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.

Policy D6: Landscape

Development will not be acceptable unless it avoids:

1. significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct 'sense of place' which point to being either in or around Aberdeen or a particular part of it;
2. obstructing important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches;
3. disturbance, loss or damage to important recreation, wildlife or woodland resources or to the physical links between them;
4. sprawling onto important or necessary green spaces or buffers between places or communities with individual identities, and those which can provide opportunities for countryside activities.

Development should avoid significant adverse impacts upon existing landscape elements, including linear and boundary features or other components, which contribute to local amenity, and provide opportunities for conserving, restoring or enhancing them.

H1: Residential Areas

Within areas zoned as H1: Residential Areas in the Local Development Plan, proposals for new residential development will be acceptable in principle provided they;

1. Do not constitute over-development;
2. Do not have an unacceptable impact on the character or amenity of the surrounding area;
3. Do not result in the loss of valuable and valued areas of open space, as defined in the Aberdeen Open Space Audit 2010;
4. Comply with the Council's supplementary guidance on Curtilage Splits;
5. Comply with the Council's supplementary guidance on House Extensions.

Policy T2: Managing the Transport Impact of Development

New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

Policy NE1: Green Space Network

The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted.

Policy NE5: Trees and Woodlands

There is a presumption against all activities and development that would result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity. Appropriate measures should be taken for the protection and long-term management of existing trees and new planting, both during and after construction. Buildings and services should be sited so as to minimise adverse impacts on existing and future trees and tree cover.

Policy R7: Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below the 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.

Supplementary Guidance

'Low and Zero Carbon Buildings'; 'Trees and Woodlands'; and 'Transport and Accessibility' documents are of relevance.

Other Relevant Material Considerations

That planning permission has been granted for the construction of 2 dwellings on the site, and that works have taken place so as to commence implementation of that consent, is of significant weight in considering this proposal. It should be noted that the existing consent may be fully implemented as things stand, and that this current application merely presents a series of minor alterations to the approved scheme, albeit ones which warrant due consideration due to the sensitivities of the site, which is located within a heavily wooded area, covered by a Tree Preservation Order.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require planning applications to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Zoning in Aberdeen Local Development Plan

The application site is located within an area zoned as a 'Residential Area' in the Aberdeen Local Development Plan. Within such areas, the principle of residential development is accepted, provided that a series of specified criteria can be satisfied.

This development comprises two detached dwellings set within a generous woodland site. The low-density nature of the development is such that it would not appear out of place when considered alongside other residential properties in the surrounding area. It is therefore concluded that the development proposed would not represent overdevelopment for the purposes of assessment against policy H1.

Whilst the removal of existing trees will be necessary to enable the development, it is noted that substantial areas of woodland will be retained, providing screening of the site from its immediate neighbours. That screening, along with the respective distances between the new dwellings and their immediate neighbours, is considered to be sufficient to adequately maintain appropriate levels of privacy for neighbouring residents. Sitting on a slope, within an area of woodland, it is considered that the new dwellings would be consistent with the surrounding area, which is in part characterised by large detached houses set in generous wooded plots. In this regard, it is considered that the proposal would not result in any unacceptable impact on the character and amenity of the area.

Compliance with Supplementary Guidance relating to curtilage splits

The Council's published supplementary guidance, entitled 'The Sub-division and Redevelopment of Residential Curtilages' is of direct relevance to this proposal, and compliance with this document is one of the criteria specified in policy H1 of the Aberdeen Local Development Plan. This document specifies a range of principles for the assessment of proposals for the construction of houses and flats within the grounds of existing residential properties.

This proposal is not considered to result in any adverse impact on privacy to adjacent sites due to the screening provided by tree cover and the distances involved. The distance separating the new dwellings from their immediate neighbours is also such that they would not result in any unacceptable loss of daylight or sunlight to those properties. These houses would benefit from generous grounds which, although not landscaped 'gardens' in the traditional sense, provide outdoor amenity space for the enjoyment of residents in accordance with the supplementary guidance document. The site would not be dominated by access roads or parking areas, while the high-quality contemporary design is considered to be acceptable in this location, where it would not be read alongside any regular and consistent built form. The dwellings would benefit from generous plots, consistent with the character of the surrounding area. Taking account of these principles, as expressed in the Council's 'Sub-division and

Redevelopment of Residential Curtilages' supplementary guidance, it is concluded that the proposal demonstrates accordance with the Council's aims for development of this nature.

Quality of Environment

The new dwellings proposed would afford both residents and neighbours with appropriate levels of privacy. A combination of the distance separating the new houses from their neighbours and the substantial tree cover within the site are sufficient to ensure that, while different from the existing situation, appropriate levels of privacy can be ensured. Any residents of the proposed dwellings would have access to amenity space through both the generous grounds surrounding the site and the balconies to be incorporated into south-facing elevations.

Impact on Existing Trees and Replacement Planting

The proposal involves substantial tree works, reflecting the heavily wooded nature of the site. An updated tree report for the site identifies 338 existing trees on the site, of which 43 trees would be removed, within the footprint of the construction area. Additional trees are identified for removal for health, safety or woodland management reasons, however those removals are not required specifically to enable the development. The schedule of replacement planting indicates that a total of 360 specimens, including trees, hedging and shrubs, would be planted across the site, ranging from 0.6m to 4.1m at time of planting and incorporating a mix of species. It is noted that the changes made from the original approval to this current application do not significantly alter the extent of any tree loss, with 5 trees to be removed which were not previously identified for removal in the approved scheme.

Policy NE5 (Trees and Woodlands) expresses a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity. In this regard the proposal raises conflict with policy NE5 as it involves substantial tree removals. It is noted that the application proposes significant replacement planting, and the design scheme is based around the idea of a 'living in the woods' experience. The new dwellings would be partially visible above the trees as the site is on a slope and not all surrounding trees are of sufficient maturity to provide total screening. The proposed plots are generous in area, however, and would remain well-wooded to maintain the woodland living concept. The new dwellings would sit on the slope against a background of trees and would respect the local landscape of Cults and Bielside, which are characterised in part by large houses set in wooded grounds. This is an attractive feature of these communities when viewed across the Dee Valley. It is considered that the development accords with policy D6 (Landscape) in terms of respecting the local landscape character.

Green Space Network

The application site forms part of the Council's designated Green Space Network, which represents a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways etc. This proposal, whilst involving substantial tree removals, does not clear the site for the purposes of a traditional landscaped residential curtilage,

and the applicants have made clear their desire to retain woodland so far as possible to allow the construction of the houses and allow for the woodland living concept expressed in the design statement submitted along with the original application. In this regard, the majority of the site will remain in its current woodland form, with those trees to be retained benefitting from protection via the existing Tree Preservation Order. Taking these matters into account, it is considered that the proposal would not destroy or erode the character or function of the Green Space Network, and therefore demonstrates appropriate compliance with policy NE1 of the Aberdeen Local Development Plan.

Design and Relationship with Character of Conservation Area

The proposed dwellings are of contemporary design, which can be successfully incorporated into this site due to the absence of any immediately adjoining buildings against which these new houses would be viewed. The differences made from the approved scheme are relatively minor, the most significant being the incorporation of the previously detached garages into the main body of the dwellings. This is not considered to compromise the integrity of the design proposal, and the changes would not be readily perceived outwith the application site. The location of the site within a Conservation Area is relevant as it necessitates assessment against policy D5 (Built Heritage) of the Aberdeen Local Development Plan, which states that proposals affecting Conservation Areas should only be permitted if they comply with Scottish Planning Policy. Taking account of the sheltered woodland character of the site, the current proposal is considered to be appropriate in terms of its design, materials, scale and siting, preserving the character and appearance of the Conservation Area. In this regard the proposal is considered to accord with policies D1 (Architecture and Placemaking) and D5 (Built Heritage) of the Aberdeen Local Development Plan.

Access, Roads and Parking

The proposal provides an appropriate level of car parking. Vehicular access is taken via the existing access point onto Craigton Road, with improvement works relating to the previous grant of planning permission having been implemented. This arrangement has been accepted by the Council's Roads Projects Team, however it is suggested that efforts be made to remove and maintain vegetation to the west of the access to further aid visibility. It is understood that the vegetation in question is not under the control of the applicant, and so it is not possible to attach a condition to this effect, as it would be based on the actions of a third party. The proposal is considered to accord with the provisions of policy T2 (Managing the Transport Impact of Development) and the Council's published supplementary guidance entitled 'Transport and Accessibility'.

LZC (R7 & LZC SG)

No details of Low and Zero Carbon generating technologies to be incorporated within the development have been provided. An appropriate condition can be attached to any grant of permission to require that the developer provide a scheme demonstrating compliance with policy R7 of the Aberdeen Local Development Plan and the Council's associated supplementary guidance on Low and Zero Carbon buildings.

Matters raised in objections

It is noted that the site lies within a Conservation Area, and is covered by a Tree Preservation Area, however these designations do not necessarily preclude development entirely, and it remains necessary to consider any development proposal on its own merits. The woodland nature of the site would be maintained, and tree removals would be mitigated through an extensive programme of replacement planting. As noted earlier in this report, the development proposes large dwellings set within a generous wooded plot, which is consistent with the character of the surrounding Conservation Area.

Ongoing works are understood to have been carried out in accordance with the consent previously obtained. The removal of existing trees may have caused some alarm, however it should be noted that extensive replacement planting is required by that consent, as is proposed in this application. Irrespective, compliance with the existing consent is not a material factor in the assessment of this proposal.

Concerns over the existing drainage system are noted, however the planning authority's duty is to consider the impact of the development itself, and not to make good any existing deficiencies. No concerns have been raised in relation to drainage at this stage by the Roads Projects Team, however it is noted that a surface water drainage scheme in accordance with sustainable urban drainage principles will be required via condition. New drainage arrangements will be required to satisfy current Building Regulations, and the specifications are not a matter for consideration in this assessment.

Potential damage to existing trees during the construction phase can be controlled by requiring implementation of a scheme of tree protection via condition. Details of tree protection measures have been provided as part of this application.

As noted earlier in this report, the proposal is considered to maintain appropriate privacy for residents and neighbours. It is not considered that there would be any unacceptable loss of privacy as a result of the development, and changes made to the approved scheme are not considered to result in any material change to the relationship between the houses and their respective neighbours.

It is noted that local wildlife may currently utilise the site, and it is likely that tree felling and construction activity will discourage their presence on the site in the short-term. Nevertheless, it is noted that the surrounding area is semi-rural in character, particularly to the north, and there are fields and woods to support wildlife habitat. Considerable tree planting is proposed to compensate for the loss of existing trees, therefore in the long term it is considered that the managed woodland would continue to be attractive to wildlife.

Fears that the approval of this development would directly lead to further housing development within the Conservation Area are unfounded. Each planning application must be determined on its own merits, based on its relationship with the Development Plan and any other material planning considerations.

Reference is made to an existing route through the site from the south, adjacent to Cliff Cottage, leading through to Craigton Road. This was previously raised at the time of the original planning application, and it was ascertained that the route in question, which runs through land in the applicants' private ownership, was not well-defined and did not appear to be well-used. Now, as then, the route does not form part of the Council's Core Path Network. At the time of the previous application, it was determined that the path did not meet the relevant criteria to constitute a right of way, as there is no evidence that it has been used by the public openly and peaceably for the last twenty years. This remains the case.

Regrettably it is common that construction vehicles cause a degree of disturbance during the construction phase, however this is not readily avoidable. Any disruption will be temporary during the construction of the dwellings, and is likely no different from that experienced on any land adjacent to a development site. Such temporary disturbance would not be reasonable grounds to resist an otherwise acceptable development proposal.

Similarly, the excavations required to construct the two dwellinghouses proposed may result in some short-term disturbance, however any damage caused to adjacent properties, from whatever source, would be a private matter between the parties concerned, and not a matter to be considered by the planning authority in the assessment of a planning application. It is noteworthy that any dwelling constructed must also satisfy current Building Regulations.

It is stated that the local demand for housing of this size is being met by nearby residential developments, however the presence of those sites does not preclude consideration of this proposal based on its own merits. Appropriate development within the grounds of existing residential premises can make a valuable contribution to housing provision within existing settlements.

Conclusion

In summary, the proposal involves the loss of a significant number of trees, however this loss must be viewed in context, as the application site is densely wooded and the predominantly woodland character of the site would be maintained. The proposals contained within this application are not significantly different from those previously approved by members of the Planning Committee (as was), and it is of significant weight that works have been commenced in connection with the implementation of the consent granted at that time. Appropriate proposals for replacement planting have been proposed, ensuring that the woodland character of the site would be maintained and the tree loss required can be adequately mitigated. The zoning of the site presumes in favour of residential development, and the criteria set out in policy H1 are satisfied by this proposal. An appropriate residential environment would be created for those residing in the new dwellings, while the amenity of those living adjacent to the site would be maintained. The access and parking arrangements have previously been accepted and the applicant may legitimately implement the existing consent with those arrangements. The Council's Roads Projects Team have accepted the proposed arrangement. Taking these matters into account, it is concluded that the proposed development demonstrates appropriate compliance with the

Development Plan, and no matters raised in representations, nor any other material considerations, are of sufficient weight to warrant determination other than in accordance with that Plan. It is therefore recommended that this application be approved subject to appropriate conditions, as detailed below.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development is consistent with the zoning of the site within an area zoned for residential purposes in the Aberdeen Local Development Plan (ALDP). The proposal would create an acceptable living environment while avoiding any significant adverse impact on the amenity of neighbouring residents, in accordance with policies H1 (Residential Areas) and D2 (Design and Amenity) of the ALDP. Access and parking arrangements are considered to be acceptable, in accordance with policy T2 (Managing the Transport Impact of Development). Whilst significant tree works are required to implement the consent, it is noted that these are to be undertaken in the context of a wider scheme for the safeguarding and long-term maintenance of the remaining woodland. The proposal would not harm the character or function of the existing Green Space Network designation which applies to this site, as required by policy NE1 (Green Space Network), nor would it result in any adverse impact on existing landscape character, in accordance with policy D6 (Landscape). The proposed new dwellings are considered to demonstrate due regard for their context and to make a positive contribution to their setting, as required by policy D1 (Architecture and Placemaking) of the ALDP. On balance, it is considered that the proposal demonstrates its accordance with the relevant policies of the development plan, and that the character of the surrounding conservation area would be preserved, as required by Scottish Planning Policy (SPP) and Policy D5 (Built Heritage) of the ALDP.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(2) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and 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 a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(3) that no development shall take place unless a scheme for the protection of all trees to be retained during on the site during construction works plan showing those trees, as shown on drawing CHC-1306-TP and described in the approved tree report (dated 6th June 2013) or as contained in any other such scheme submitted to and approved in writing by the planning authority for this purpose, has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development.

(4) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(5) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

(6) that the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

(7) that no part of the development shall take place unless a plan and site specific method statement for the construction of the driveway close to trees has been submitted to and approved in writing by the Planning Authority. The construction of the driveway shall follow the principles as described in "The Tree Advice Trust's Arboricultural Practice Note Number 12: Through the Trees to Development" and shall utilise a no dig method of construction - to ensure the protection of existing trees.

(8) No development shall take place unless there has been submitted to, and approved in writing by, the planning authority

(i) a scheme for the supervision of the arboricultural protection measures and works to include the time and method of site supervision, record keeping including updates and that this supervision is administered by a qualified arboriculturalist approved by the planning authority but instructed by the applicant.

(ii) a plan and report illustrating appropriate management proposals for the care and maintenance of all of the trees to be retained and any new areas of planting (to include timing of works and inspections) has been submitted to and approved in writing by the planning authority.

The proposals and scheme of supervision shall subsequently be carried out in complete accordance any information thereby approved in writing by the planning authority - in order to ensure adequate protection for the trees on site during the construction of the development and in order to preserve the character and visual amenity of the area.

(9) that the dwellinghouse hereby granted planning permission shall not be occupied unless a scheme for the provision of foul sewerage and wholesome water facilities has been submitted to and approved in writing by the Planning Authority and that the said scheme has been implemented - in the interests of public health.

(10) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

Dr Margaret Bochel

Head of Planning and Sustainable Development.