

The application site forms part of the wider Hazledene development site, granted Planning Permission in Principle in 2010 and located between Hazledene Road to the north and Countesswells Road to the south. The site extends to some 5.9ha, and is located to the west of the established residential areas of Countesswells and Craigiebuckler. To the west the site is bounded by the wooded grounds of Pinewood House and the Ben Reid Garden Centre. The land within the wider Pinewood/Hazledene development site was, for the most part, last used for horticultural purposes, and is currently under grass. The ground rises gently to its centre from Countesswells Road, to the south, before sloping downward to the north towards Hazledene Road.

Zones B and C account for much of the western side of the Hazledene site, including its entire western boundary. In the context of the wider development, Zones B and C lie to the west of the new loop road and would be distinguished from Zones A and H by the substantial areas of open green space in the intervening land.

RELEVANT HISTORY

Planning Permission in Principle (PPiP) was granted for a development comprising *'Proposed residential development to accommodate circa 250 plots and 3No.neighbourhood shop units'* on the Hazledene site in August 2010, through approval of application A8/0530. A condition restricted that consent to development not exceeding 200 dwelling units and 3 local shop units.

A subsequent application in January of 2012 sought approval of the majority of the matters specified in conditions attached to that grant of PPiP. At the August 2012 meeting of the Development Management Sub-committee (as was), members expressed a willingness to approve that application subject to appropriate arrangements having been made for the payment of financial contributions in lieu of improvements to the local road network and subject to confirmation that payment had been made to Transport Scotland in lieu of works to the A90(T) trunk road.

A series of further applications have now been made in relation to matters specified in conditions attached to the grant of Planning Permission in Principle. Some of those applications relate to outstanding matters, while others seek approval of alternative proposals in relation to conditions previously the subject of MSC approval.

PROPOSAL

This application relates solely to condition 23 as attached to the grant of Planning Permission in Principle ref A8/0530. Condition 23 requires that, before development may commence, the applicant must seek and obtain the further approval of the planning authority in relation to the following matters: (i) means of access; (ii) siting; (iii) design and external appearance of the buildings; and (iv) the landscaping of the site.

The submitted plans demonstrate a total of 78 homes, in six house types, to the west of the new loop road serving the majority of the Pinewood/Hazledene development site. These houses are predominantly 2-storey houses, with a mix

of detached houses and terraced 'townhouses' providing 3, 4 and 5 bedroom accommodation. The primary road loop would not give access to the northernmost area of the site (termed Zone A), which is to be accessed separately via Hazledene Road, and which is the subject of a separate application, ref P130994. The land lying to the north of the loop road would be extensively landscaped to form a central area of open green space at the heart of the residential development.

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?131044>
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 the local Craigiebuckler and Seafield Community Council have made objection to the proposal. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – Following discussion with the applicants, swept path analysis drawings have been provided, demonstrating that all parts of the site can be accessed by refuse vehicles.

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – No observations

Education, Culture & Sport (Archaeology) – No response. Condition attached to the grant of Planning Permission Permission in Principle and relating to archaeology has been addressed as part of a separate application.

Community Council – The concerns raised by the local Craigiebuckler and Seafield Community Council can be summarised as follows:

- The volume of traffic generated by the development (in conjunction with other phases) would cause congestion at the junctions between Countesswells Avenue and Countesswells Road; Countesswells Road and Springfield Road; and Seafield Road and Anderson Drive.
- No reference is made in this application to the developer contributing towards offsetting any impact on roads infrastructure.
- Noise arising from construction would cause disturbance to residents of Countesswells Avenue and adversely affect their quality of life.
- Additional strain would be placed on healthcare and educational facilities in the area. Notes no reference to the developer contributing towards such facilities in this application.

- The site includes a number of natural springs, and currently experiences drainage problems which can affect the neighbouring homes on Burnieboozle Crescent. The hard surfaces, and associated excavations for building works, proposed within the development are considered likely to increase runoff, interfere with the existing drainage systems and exacerbate these problems.
- The formation of SUDS detention ponds is seen to represent a safety hazard for children.
- Reiterates objection to the combined Pinewood/Hazledene sites being developed.
- The upgrading of the existing core path and provision of connecting pathways could attract motorbike racers, leading to adverse impact on amenity in the area.
- Note the collection of water within excavations made for construction of sales pod and associated parking areas and reiterate concerns over drainage.

REPRESENTATIONS

One letter of representation has been received. The objections raised relate to the following matters –

- Notes that construction access would be taken off Countesswells Avenue, with access to other zones by roundabout from Countesswells Road. Suggests that the developer be required to construct the new Countesswells Road junction before development on site commences, in order to avoid disruption caused to local residents through use of Countesswells Avenue.
- Queries whether any road widening on Countesswells Road, on approach to the new roundabout junction, would require compulsory purchase of land within residential gardens on Countesswells Road.
- States that no consideration has been given to the impact of the traffic generated by the development.

PLANNING POLICY

National Policy and Guidance

Designing Places

Designing Places identifies that the most successful places tend to have certain qualities in common. These include a distinct identity, safe and pleasant spaces, and an arrangement of space which is easy to move around, particularly on foot. Visitors feel a sense of welcome. These qualities are seen as being at the heart of good design, alongside adaptability and a good use of resources. Designing Places sets out the value of good design and the price of poor design.

Designing Streets

Designing Streets is Scotland's policy statement for street design, marking a change in emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It sits alongside Designing Places in setting out the Scottish Government's place-making agenda.

Scottish Planning Policy (SPP)

As regards the location and design of new development, SPP states that new housing should take account of its setting, the surrounding landscape, topography, character, appearance, ecologies and the scope for using local materials, with the aim of creating spaces with a distinct character and identity.

Aberdeen Local Development Plan

T2: Managing the Transport Impact of Development

New development will need to demonstrate that sufficient measures have been taken to minimise traffic generated. Maximum car parking standards are set out in the relevant Supplementary Guidance on Transport and Accessibility.

D1: Architecture and Placemaking

This policy requires that all new development must be designed with due consideration for its context and make a positive contribution to its setting.

D2: Design & Amenity

In order to ensure that development provides appropriate levels of amenity for residents, development should be designed with regard to a stated set of principles, relating to matters such as privacy, provision of a public face to the street, access to sitting out areas, and 'designing out' crime.

D3: Sustainable and Active Travel

New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel.

H1: Residential Areas

The site lies within a designated Residential Area (H1), as defined in the Aberdeen Local Development Plan. Within such areas Policy H1 of the ALDP will apply, requiring that residential development will be acceptable in principle provided it satisfies certain specified criteria. It is further stated that non-residential uses will be refused unless (a) they are considered complementary to residential use; or (b) it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

NE1: 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.

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.

NE9: Access and Informal Recreation

New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Core Paths are shown on the Proposals Map. Wherever appropriate, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel.

Further guidance available in SG: Infrastructure and Developer Contributions Manual; Transport & Accessibility; Open Space.

Supplementary Guidance

The Council's published supplementary planning guidance on 'Transport & Accessibility' is of relevance, as is the guidance contained within the Pinewood and Hazledene development brief.

Other Relevant Material Considerations

The allocation of the Pinewood and Hazledene sites in the ALDP, the previous grant of Planning Permission in Principle on both of those sites, and the previous approval granted in respect of the majority of Matters Specified in Conditions to those grants of PPIP carry significant weight in the determination of the current application, establishing these sites as locations for new residential development. The principle of housing on this site may not legitimately be revisited through assessment of this proposal.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Principle of Development

The principle of residential development on the Hazledene site has been established through the granting of Planning Permission in Principle, its identification as an opportunity site with residential zoning in the Aberdeen Local Development Plan, and the subsequent approval of matters specified in the majority of those conditions attached to the initial grant of Planning Permission in Principle. This assessment will focus on the specific requirements of the condition in question, the provisions of the development plan as it relates to the matters covered by that condition, and any other material planning considerations identified.

Matters relating to developer contributions, affordable housing and necessary roads infrastructure improvements have been identified through the original grant of Planning Permission in Principle, and have been secured via necessary legal agreements, now successfully concluded.

Zoning

The Hazledene site is zoned for residential purposes, with policy H1 of the ALDP applicable, and is also identified as an 'opportunity site' for residential development. This zoning, along with the permission previously granted for Planning Permission in Principle, sets the context for consideration of this proposal. The principle of development will not be revisited in this assessment, which will focus on the manner in which the proposal addresses the matters specified in condition 23 of the Planning Permission in Principle.

Means of access and roads issues

Zones B and C, which are the subject of this application, would be accessed off the main internal loop road running through the wider Pinewood and Hazledene development site. This loop road is formed by extending the existing Countesswells Avenue through the site and back down to link up with Countesswells Road at a new roundabout junction, the details of which have been submitted and agreed under a separate application. Zones B and C are north-west of the point where the loop road curves southward to link up with Countesswells Road, and would themselves be accessed through the formation of a secondary shared surface loop road, with a number of smaller branches extending off to form a series of 'home zone' areas. The Council's Roads Projects team have expressed no objection to the proposed access arrangement and street layouts. The applicants' design statement highlights that views outward from each of these distinct home zone areas would terminate in views of parkland/woodland, in order to contribute to a sense of place and maintain the woodland character of the site.

General arrangement and pedestrian accessibility

Pedestrian access is well catered for, with a network of internal pedestrian routes linking in with the existing Core Path (Core Path 61: Hazlehead Road to Countesswells Road), which runs along the north-western boundary of Zone B before linking to Countesswells Road. Provision is also made for connections to other parts of the development, with pedestrian/cycle linkages to the Pinewood site (Zone D), to the south, and to Zone A, accessed via the paths running through the central open space. The central area of open space runs from east-to-west along the route of the primary road before branching northwards to connect to wider greenspace around Hazlehead Park. This open space includes a pedestrian/cycle linkage, and a further connection to the adjacent Core Path route is made towards the north-west corner of Zone B, branching off from a Homezone area around plots 10-12. In addition to Core Path 61 (Hazlehead Road to Countesswells Road), the network of paths throughout the central open space ensures linkages to Core Path 65 (Hazlehead to River Dee), which runs north-to-south down the eastern boundary of the Hazledene site. Taking these matters into account, it is concluded that the proposal demonstrates due regard for accessibility, including both provision for connections to the existing Core Paths network and for pedestrian connectivity throughout the development and to destinations in the surrounding area, in accordance with policy NE9 (Access and Informal Recreation) of the ALDP.

Environment created for new residents

The proposed development demonstrates a desire to create a sense of place, with extensive open space and woodland provided through the central 'wetland park area' and the orientation of home zone areas around central landscaped spaces, enabling many dwellings to benefit from outlooks towards areas of landscaped open space and trees. A good pedestrian environment is proposed, with appropriate surfacing used to indicate home zone areas and underline pedestrian priority. Links are provided to a wider network of paths within the site and beyond. The individual homes vary in type and size, but each presents a public frontage to a street and a private frontage to an enclosed area of private

garden. Separation distances are appropriate for a suburban context and can ensure appropriate privacy for residents. An appropriate density of development is achieved, which is comparable to and consistent with that seen in the surrounding area. It is concluded that the proposal demonstrates due regard for policy D2 (Design and Amenity) of the ALDP.

Design and external appearance of the buildings

There are six distinct house types proposed across Zones B and C. The composition of these sites is as follows: 15no 'Townhouse', 4no 'Sycamore', 10 no 'Maple', 34no 'Oak', 8no 'Spruce' and 7no 'Cedar'. All houses are built across two storeys, with the exception of the 2 ½ storey 'Townhouse' units, and some feature single storey offshoots via rear 'extensions' to the main body of the dwelling and associated garage. All properties utilise a consistent pallet of materials, including stone cladding, white render and dark grey tiles intended to give an appearance similar to that of natural slate. Enclosures vary, but include traditional timber fencing, retained and rebuilt drystone walling, and hedgerows.

Trees & Landscaping

A landscaping plan and planting schedule have been provided, which demonstrate proposals for extensive tree and shrub planting across Zones B and C. This landscaping strategy is based around central landscaped areas, with a series of footpaths to provide links to the 'wetland park' area to the east and the woodland paths to the north and east respectively. The landscaping proposal incorporates trees with a degree of height and maturity in order to give a well-established appearance from completion of the development, along with younger specimens which will become established with time. Zone C incorporates low-level hedgerows to provide a sense of enclosure to plots.

There are few existing trees present within this area of the site, and those that exist are to be either removed for health reasons or protected during construction and retained thereafter. Tree protection fencing is also to be utilised along the northern boundary of Zone B in order to ensure that there is no adverse impact on the trees present outwith the site boundary. Extensive landscaping is to take place in the wetland park central open space, with specimens of a minimum 3.5m in height used in order to provide a degree of established character from time of planting. The edge of the open space, adjacent to the loop road, would be defined by regularly spaced new trees, planted at 4m minimum height.

Trees outwith the application site, but close to the boundary adjoining Zone B, have been surveyed in order to gauge the level of any impact arising from the proposed housing development. These trees are predominantly beech, with occasional younger specimens of sycamore, ash, wych elm and Scots' pine. 3 category-U trees were identified, with that classification denoting trees of very limited life expectancy or trees which are already dead, and which therefore should not be considered as a constraint to development. The remainder of the trees in this area were classified as being of low-moderate quality and value. None of these trees are to be removed, however in order to ensure trees are a sufficient distance from new homes to minimise perceived risk, a recommended 'amenity clearance zone' has been identified by the appointed arboriculturalist. This ensures a buffer of approximately 18m between these trees and the closest

buildings, in order that the trees may be retained without undue pressure for their removal arising from homeowners considering them to be a risk to property. This approach is acknowledged and supported. Taking these matters into account, it is concluded that there would be negligible impact on trees within Zones B and C, with any removals being restricted to those being removed in line with good woodland management practice based on their poor condition. Appropriate tree protection measures are proposed for those trees to be retained. It is therefore concluded that the proposal demonstrates accordance with policy NE5 (Trees and Woodlands) of the Aberdeen Local Development Plan.

Green Space Network

A section of the Hazledene site, running from east to west along its southern boundary, is designated as a part of the Green Space Network. The Green Space Network is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways. This encourages connectivity between habitats, improving the viability of species and the health of previously isolated habitats and ecosystems. Given the previous cultivation of this land in connection with its former use, the principal function of this narrow band of the network is to act as a link between other habitats, particularly the extensive area of Green Space Network designation to the west and north, which includes Hazlehead Park and Den Wood. The proposed development encroaches upon the existing connection, however the significant open space provision included within the wider development of the Hazledene site provides for an alternative green space link, running from the area around the SUDS basin at the south-eastern corner of the site (within Zone H), between Zone B and Zone A before connecting with the Green Space Network at a slightly different and arguably better point. The proposal involves the green space through the development connecting with the extensive site 33 at a point on the north-western boundary of the Hazledene site. The advantage of a green space connection in this location is that it would also link directly with Core Path 61 (Hazledene Road to Countesswells Road, running through Den Wood), whereas the existing green space network connection is shown connecting with the premises of the adjacent Ben Reid nurseries, where there is no immediate Core Path connection. On this basis it is considered that, whilst the development encroaches upon land designated as part of the Green Space Network, that value of that part of the network lies in connecting otherwise isolated areas of green space in the surrounding area. The proposed development replicates that green space connection in a manner which enhances its access value, providing dedicated pedestrian links alongside green space and connecting with the Core Path network. Taking these matters into account, it is concluded that the neither the character or function of the Green Space Network would be adversely affected by the proposal, and that it therefore demonstrates accordance with policy NE1 (Green Space Network) of the ALDP.

Open space

As noted previously, the main open space serving the wider development is shown within this application. This forms a central green corridor, running westwards alongside the primary road from the south-eastern corner of the Hazledene site before branching off to the north-east and running between Zones A and B to connect with wider areas of green space around Hazlehead park. This

central 'wetland park' allows a wildlife corridor through the site, and will incorporate an existing track, ditch and drystone wall alongside new landscaping. A series of ditches running through the wetland park will connect to the southern SUDS basin, which sits at the south-eastern corner of the Hazledene site, adjacent to the site access via Countesswells Road. The central wetland park includes provision for a play area comprising at least 5 items of play equipment, to be sited adjacent to the emergency access link between zones A and H.

Relationship with approved Development Brief

The development brief for the Pinewood and Hazledene sites, first subject to consultation in 2003, was prepared against a substantially different policy context, however many of its design aspirations remain relevant. It is noted that the brief envisaged the Pinewood site being developed first, however the applicant is free to proceed as they see fit, with no obligation to this effect incorporated into the grants of Planning Permission in Principle for the respective sites. The development brief places considerable importance on the incorporation of significant areas of open space, structure planting and a footpath network. It is further stated that, in order to ensure the most efficient use of land, slightly higher density than that seen in the surrounding area may be appropriate within some parts of the development. It is further stated that designs must ensure that they fit into the landscape. Developers are encouraged to examine opportunities for creating a sense of place with interest and character through imaginative use of: open space and landscaping; colour and texture of building materials; range of house types and storey height; the provision of distinctive features and landmarks at key viewpoints. It is noted that the design demonstrates significant open space across the site in a meaningful and useable form. 'Home Zone' areas are focused around intimate green spaces, with properties commonly oriented to benefit from views towards open space and tree planting. A clear network of footpath links is provided through the wider site, with Core Path routes maintained. Taking these matters into account, it is evident that the proposals demonstrate due regard for the design aspirations expressed in the Pinewood and Hazledene Development Brief.

Matters raised by Community Council

The concern expressed by the Community Council in relation to increased traffic volumes and congestion at junctions is noted, however it should be noted that the principle of residential development on the Pinewood and Hazledene sites has been established through the granting of Planning Permission in Principle. Those grants of PPIp included detailed assessment of the road traffic implications of the development. It is not legitimate for such matters to be entirely reconsidered at this stage of the process. The access remains as previously proposed, with Countesswells Avenue extended to form a new loop route, subsequently linking up with Countesswells Road. This has been previously accepted and approved, and the Roads Projects Team make no objection to the access arrangements.

Similarly, developer contributions payable in relation to the development proposal have also been considered previously at PPIp stage, and will not be revisited at this stage. This applies to all developer contributions, including roads infrastructure and health/educational services.

It is acknowledged that construction works may result in some disturbance to nearby residents, however this is to some extent unavoidable where a significant site is released for development. The applicants have intimated that their intention is to construct the new loop road at the same time as the first phase of housing within Zone H, in order that access after that first phase may be taken from Countesswells Road.

The poor drainage of the Pinewood and Hazledene sites is acknowledged, and previous applications have included appropriate drainage impact assessments and proposals for surface water drainage through Sustainable Urban Drainage Systems. This application does not relate to matters of site drainage, with application P130820 including details of the temporary means of dealing with surface water during construction. SUDS measures have been previously accepted as being fit to serve the proposed residential development. The SUDS scheme and temporary drainage during construction have been accepted by the Council's Roads Projects Team and the Council's Flood Prevention Team as being sufficient for their intended purpose.

As noted earlier in this report, it is not appropriate to reconsider the principle of development in assessment of this application, which relates only to those matters specified in condition 23 of the PPIP granted. The Core Path upgrades referred to lie outwith the current application site, and are within Zones H and A, adjacent to the eastern boundary of the site.

The collection of water in excavations made during construction of a sales pod is not of direct relevance to consideration of this application, with that sales pod benefiting from an entirely separate consent.

Matters raised in representations

The applicants have set out that construction access will be taken via Countesswells Road, with works on the new loop road commencing immediately on approval. Details of the means of access during construction are required by condition 7 of consent A7/2178, relating to the Pinewood site. That issue is not for determination through this application, and the matter is not relevant to the planning authority's assessment of this proposal, ref P131044. Details relating to construction access form part of application ref P131027.

Matters relating to off-site roads infrastructure improvements have been addressed through the earlier grant of PPIP, and are not for debate in assessment of this proposal. There is understood to be a degree of road widening necessary on the northern side of Countesswells Road at its junction with Springfield Road, however the detail of any compulsory purchase is not a matter relevant to consideration of this proposal.

The traffic impact of the development was similarly considered at the PPIP stage, with a transport assessment submitted in support of the application. Infrastructure improvements have been settled upon, and are not for consideration in assessing this proposal.

Summary

The proposal demonstrates an appropriate residential layout, based on 'Designing Streets' principles and prioritising pedestrian access over vehicular access. Shared surface Homezone areas centred around landscaped spaces create an intimate sense of place, while the retention and re-use of existing dry-stone walling contributes to a sense of place. The development incorporates an appropriate mix of house types, which utilise a consistent palette of materials. Provision is made for a network of pedestrian routes, which connect with landscaped open space, adjacent Core Path routes, and other pedestrian linkages across the wider development. The existing Green Space Network designation is encroached upon, however alternative provision is made in a manner which enhances its connection to existing recreational routes. The new wetland park open space provides a central focal point for the development and a meaningful and useable recreational asset, whilst also making a significant contribution to the landscape character of the site and the sense of place created within the new development. Taking these matters into account, it is concluded that the proposal demonstrates appropriate details in relation to the means of access, design and external appearance of buildings, and landscaping of the site. The proposal accords with policies D1 (Architecture and Placemaking), D2 (Design & Amenity), D3 (Sustainable and Active Travel), H1 (Residential Areas), NE1 (Green Space Network), NE5 (Trees and Woodlands) and NE9 (Access and Informal Recreation) of the Aberdeen Local Development Plan (ALDP).

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The information submitted demonstrates an appropriately accessed residential development, incorporating a variety of house types across the site and utilising a consistent range of materials and appropriate use of boundary treatments in order to create a distinct sense of character and place. Street layouts are arranged around intimate 'Homezone' spaces, incorporating shared surfaces to promote pedestrian priority within secondary streets. Appropriate pedestrian linkages are provided across the site, linking into the wider development and the surrounding Core Paths network. North-south access is maintained, with direct routes provided through the development to ensure good access to Hazlehead Park and the surrounding green spaces. The existing Green Space Network connection is provided in an alternative form, and makes enhanced provision for access to the Core Path Network and the wider areas of Green Space Network designation around Hazlehead Park. Ample provision is made for the landscaping of the site, both through the provision of a central new open space and in the management and enhancement/replacement of trees where necessary around site boundaries. Taking these matters into account, it is concluded that the proposal demonstrates appropriate details in relation to the means of access, design and external appearance of buildings, and landscaping of the site. The proposal accords with policies T2 (Managing the Transport Impact of Development), D1 (Architecture and Placemaking), D2 (Design & Amenity), D3 (Sustainable and Active Travel), H1 (Residential Areas), NE1 (Green Space Network), NE5 (Trees and Woodlands) and NE9 (Access and Informal

Recreation) of the Aberdeen Local Development Plan (ALDP).The proposal demonstrates compliance with the aims of the relevant Pinewood and Hazledene Planning Brief, adopted as supplementary guidance, in respect of its aims for a development which retains a semi-woodland character and retains important characteristics of the site. With extensive retention of trees and drystone wall enclosures, generous provision of useable open space which, though not provided in the envisaged buffers around the site boundaries, is at the heart of the development and arguably better able to serve all parts of the new development with a useable open space which contributes to creating a sense of place.

CONDITIONS

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

(1) 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.

(2) 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.

Dr Margaret Bochel

Head of Planning and Sustainable Development.