

Appeal Decision

Site visit made on 4 April 2017

by Paul Singleton BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 April 2017

Appeal Ref: APP/A0665/W/16/3166180

Oakbase House, Trafford Street, Chester CH1 3HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Primus Alliance Chester 2 Ltd against the decision of Cheshire West & Chester Council.
 - The application Ref 16/03363/FUL, dated 1 August 2016, was refused by notice dated 6 December 2016.
 - The development proposed is demolition of existing building and erection of a 150 bedroom student accommodation development with communal and ancillary facilities, landscaping, access and other associated works.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing building and erection of a 150 bedroom student accommodation development with communal and ancillary facilities, landscaping, access and other associated works at Oakbase House, Trafford Street, Chester CH1 3HP in accordance with the terms of the application, Ref 16/03363/FUL, dated 1 August 2016, subject to the conditions set out in the attached schedule.

Application for costs

2. An application for costs was made by Primus Alliance Chester 2 Ltd against Cheshire West & Chester Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues are: (a) the effect on the character and appearance of the area; and (b) whether the proposal would compound an existing imbalance in the local community.

Reasons

Character and appearance

4. Newton is an area of mixed use, including residential, commercial/industrial and community and leisure uses, and a wide range of building types and forms. There is a concentration of traditional, high density terraced housing in its north east corner. However, that part of the area within which the appeal site is located is of much coarser grain and is a transitional zone both in terms of land use and the scale and massing of the buildings. At its western end the
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substantial scale and height of the Northgate Arena Leisure Centre marks the area as a City Centre fringe location and its southern zone is characterised by residential towers of more than 10 storeys in height.

5. At its highest point the proposed building would sit below the roof of the leisure centre and would be significantly less bulky than that building. Its maximum height would be slightly below that of the fire station training tower on the opposite site of the street. The site section drawing shows that the building would be no higher than the Abbots Wood residential development to the south and that there would be a substantial separation distance between the new building and that development.
6. The Council asserts that the decision to approve the Northgate Point student accommodation development was finely balanced but it has been approved and now forms part of the context in which the current proposal must be assessed. The proposed building would step up in height from Northgate Point but would not be out of place given its closer proximity to the taller leisure centre complex. The commercial buildings fronting Trafford Street provide a buffer between the site and the terraced housing to the east and the proposed building would not be read in the context of that traditional, 2 storey building form. In my judgment, its scale and massing would be appropriate in the context of the immediately adjacent buildings and the site's location within this transitional zone.
7. The proposal would be of contemporary design and the Design and Access Statement demonstrates that careful attention has been paid to understanding and responding to the context of the site and its surroundings. The appeal statement, the officer report and the Conservation and Design Team's consultation response provide clear evidence of extensive collaboration between the architects and the Council in the evolution and refinement of the detailed design. Based on my own assessment of the site context, I agree with the Council's Conservation and Design Officer that the building would represent a contemporary addition that is of its time but which appropriately responds to the character of Chester.
8. Views from Trafford Street and St Anne Street would largely be screened by intervening buildings. Views would be possible from the southern and south eastern side of Abbots Wood but these would be at some distance across the railway cutting and the adjacent parking areas. In those views the scale and massing would not be out of context against the background of the leisure centre, fire station and the residential towers to the south of St Anne Street. The separation distances would be more than adequate to ensure that there would be no material effect on the outlook of the residents of Abbots Wood.
9. The most open views would be from the access and parking area to the leisure centre, much of which stands at a higher level than the appeal site. In these views the building would be seen in the context of the Abbots Wood development, Northgate Point and the fire station tower and would appear neither out of scale nor out of keeping in terms of its contemporary design.
10. By not including openings on the building's northern elevation the design responds to the site's proximity to the railway and its massing would be broken up by the use of a stepped footprint and building height. The layout would make efficient use of the site and allow the parking provision to be largely hidden from public view. The cantilever at the south west corner would

facilitate ease of access to the parking and servicing area and provide visual interest to this principal elevation. The double height of the ground floor at this corner would serve to clearly define the main entrance to the building. These design features would combine to produce a functional and attractive development which would create a clear sense of place.

11. The new building would occupy a larger proportion of the site than the existing building but would be of a superior design quality and of more attractive appearance. The proposal would also introduce soft landscaping where none currently exists. I do not agree that the building would constitute an overdevelopment of the site or that it would dominate the surrounding buildings. I therefore find that the proposal would be of a high quality design that would be appropriate in the context of the site and its surroundings and which would enhance the character and appearance of the area.
12. Accordingly, the proposal would comply with paragraph 3.4 C of the 'Houses in Multiple Occupation and Student Accommodation' Supplementary Planning Document (SPD) which requires that the layout, appearance, scale, height and massing of new purpose built student accommodation must respect its setting and not unacceptably harm the character of the surrounding area. It would also comply with Policy ENV 6 of the Cheshire West and Chester Local Plan: Part One (Local Plan) which promotes high quality design that respects local character and achieves a sense of place.

Balanced community

13. The Council's appeal statement lists various student accommodation schemes that have been approved in Chester but this list includes a number which are outside of Newton as the Council itself defines that area. In practice the proposal would increase the total number of purpose built student bedspaces in the area to 271. However, the statement includes no information as the overall number of dwellings within the Newton area or its total population. Newton is substantially enclosed by the railway and ring road and there is very limited potential for student accommodation located outside of these boundaries to affect the balance of the community within the area.
14. The total of 271 student bedrooms is a not a significant number given the overall number of dwellings in the high density terraced housing, residential towers and other accommodation in the area. I saw letting boards within the terraced housing area that appear to be aimed at student lettings but there are also properties for sale. The mix of traditional terraced houses, low and high rise public housing, and new build townhouses in the area appears to offer a good choice of housing suitable for an equally wide range of households.
15. The vast majority of the housing is well maintained and the streets and rear alleys are largely clean and clear of refuse and litter. The area also retains a good number of church and community/leisure facilities and services. I saw nothing to suggest that Newton is dominated by houses in multiple occupation (HMOs) or that it is suffering the adverse effects of a transient population. Neither is there anything in the Council's evidence that demonstrates an existing imbalance within the local community.
16. The majority of those objecting to the proposal are mainly concerned about parking issues and very few of those representations refer to student numbers or an imbalance in the local community. Those representations do not reflect a

strong local feeling that the area is being overwhelmed or transformed by its student population. The Council has not found it necessary to introduce additional controls over the conversion of family homes into HMOs as it has in other parts of Chester.

17. Concerns about noise or other anti-social behaviour associated with students either living or moving through the area are raised in only one or two of the many representations submitted in respect of the proposal. Neither the Council's environmental health officer nor the Police have raised any concerns in relation to such matters. Again, therefore, there is no evidence of a significant level of noise or other disturbance resulting from the current level of the student population in the area.
18. Due to the location of the appeal site the proposed development would have no direct effects in terms of noise and disturbance to other local residents. The obvious routes to the University facilities and to the shopping and leisure attractions in the City Centre would not require students to pass through any of the streets to the east of the site. Hence, there would be limited potential for increased noise or disturbance in these streets as a result of the increase in the number of students living in the area. A number of residential properties front onto St Anne Street but, as this is a busy through route, the background noise environment for the occupiers of those dwellings is likely to be greater than in the various side streets leading off of it.
19. For these reasons the effect of the proposal in terms of noise and disturbance is likely to be very limited. In addition, the proposed accommodation would be operated and managed in accordance with the Student Management Approach document submitted with the application. As part of their tenancy agreement all residents would be subject to a Student Behaviour Policy setting out conditions with regard to the making of noise and disturbance on the premises. The Management Approach also includes a Good Neighbour Charter requiring the building managers to enter into proactive and regular meetings with local residents, the Police and other interested parties to address best practice management of the development and to resolve issues or conflicts caused by student behaviour both within and outside of the building.
20. In summary I find no evidence of an existing imbalance in the local community within the Newton Area or that the construction of a further 150 student bedrooms in purposed built and managed accommodation would result in such an imbalance. The proposal would, therefore, comply with paragraph 3.4 D of the SPD which states that development must not unacceptably harm the amenity of surrounding residents taking into account any cumulative impacts with existing or planned student housing provision.
21. Accordingly, the proposal would not give rise to any conflict with Local Plan Policy SOC 3. Indeed, the policy states that the Council will support the provision of specialised student accommodation in appropriate, accessible locations, convenient for the facilities at the University of Chester. The proposal meets all of those criteria and is consistent with the policy and its underlying objective of using such developments to help redress the imbalance in other parts of the city, such as the Garden Quarter, where there is substantial pressure on the use of family homes as student HMOs.

Other Matters

22. The issue of need has been raised in some of the third party representations but there is no policy requirement to demonstrate a need for the proposed accommodation. The Council has accepted that the continued use of the site for employment purposes is not a viable option and that its loss would not limit the quantity and range of buildings available for such use. I have seen no evidence that contradicts that conclusion.
23. There is considerable local concern about the pressure for parking spaces in the area. The evidence from the appellant's and the highways officer's surveys suggest that much of the daytime parking in the immediate vicinity of the site comprises commercial/ commuter parking related to the site's proximity to Chester's commercial core and railway station. The evidence that the residential streets to the east have higher levels of parking during the evenings and weekends suggests that this peak demand is mainly from local residents. Some of this peak demand may be from students living in HMOs but there is no evidence that the opening of Northgate Point has resulted in increased parking demand in those streets.
24. On-site parking provision would be very limited but would be in line with the level of parking approved in respect of other student accommodation in the City Centre. A Travel Plan would be prepared to encourage tenants to use public transport and other non-car modes and the terms of their tenancy agreement would discourage them from bringing cars to university and prevent them from applying for any parking permits on nearby streets.
25. Accordingly I have no evidence to demonstrate that the proposal would cause undue pressure on the availability of parking spaces on nearby streets. However, if problems were to occur, the appellant has already made a significant financial contribution, via the S106 Agreement attached to the planning permission for Northgate Point, that would fund the introduction of a Residents Only Parking Zone. No additional mitigation is, therefore, required in respect of the current proposal.

Conditions

26. Permission is granted in accordance with the terms of the application but, in the interests of certainty, a condition has been attached to tie the permission to the approved plans. In view of the likely below ground archaeological interest a condition is needed requiring a programme of archaeological work to be agreed and carried out as part of the development. The Council has suggested a condition requiring a photographic survey of the existing building because of its likely past association with the railway. However, this was not identified as being necessary in the Conservation and Design Team's consultation response and I do not consider that a need for such a condition has been demonstrated.
27. In view of the site's past use and to protect human health and other receptors a condition is needed that requires investigation of the risks of contamination and the preparation of a remediation scheme to deal with any issues identified. In the interests of the safety of those constructing the development it is necessary that the initial investigation be carried out prior to the commencement of the development. For the safety of future occupiers and users of the building a condition is also needed that requires that all agreed

- remediation works be completed and verified prior to the first occupation of the accommodation.
28. As full details were not submitted with the application a condition is needed that requires the submission and approval of a drainage scheme. This also needs to be approved prior to commencement to ensure a satisfactory development and avoid potentially abortive works. Also in the interests of ensuring the satisfactory drainage of the site, and avoiding the overloading of the public sewerage system, a condition has been attached to ensure that the development should not be occupied until the planned upgrading of the Chester Waste Water Treatment works has been completed.
29. In order to secure the high quality of design indicated in the Design and Access Statement, and that the building is appropriate in its context, a condition is needed requiring the submission and approval of samples of all external materials to be used before the development is commenced. A condition is also needed requiring the submission and approval, prior to commencement, of a scheme of works required in the highway to ensure satisfactory access to the site and the safe use of the highway following completion of the development, and that these works are completed prior to the occupation of the building.
30. In the interest of minimising the risks of nuisance to neighbouring occupiers a condition requiring the submission of a scheme to control dust during the construction programme is needed. This also needs to be a pre-commencement condition because of the risk of dust from the demolition and site clearance works. In the interest of protecting the amenity of the occupiers of nearby buildings and of minimising disruption to the highway a condition requiring the submission and approval of a Construction Method Statement and Management Scheme prior to commencement of development has also been attached. Also in the interest of protecting the amenity of nearby residents I have attached conditions which control the hours during which works can be carried out and deliveries to and from the site can be made during the construction programme. To ensure the safe operation of the railway a condition has been attached that provides controls over any piling or subsurface vibration ground works that might be needed during the construction programme.
31. A condition is needed that requires approval of the proposed finished floor slab and site levels to ensure that the relationship of the new building to adjacent buildings is as set out in the scheme drawings. A condition requiring the submission of a scheme of noise insulation works within the building is needed in the interests of ensuring an appropriate noise environment for the future occupiers. These details need to be approved prior to the construction of the building to avoid potentially abortive works. A condition that requires approval of the details of all plant and machinery for the building before this is installed is needed to protect the amenity of residents living close to the development.
32. As full details were not submitted with the application a condition is needed requiring the submission and approval of a full landscaping scheme and a programme for its implementation in order to ensure a high quality of development. In order to minimise the effects on residential amenities and to avoid light pollution a condition is needed that requires that details of all external lighting be approved prior to the occupation of the development. In the interest of protecting the integrity of public sewers and to ensure the free

flow of drainage I have attached a condition requiring that a grease trap be installed to the surface drainage system before the development is brought into occupation.

33. The appellant has submitted information about the proposed management of the accommodation but the details need to be agreed. I have, therefore, attached a condition that requires the submission and approval of a Student Management Plan for the proposed accommodation before it is first occupied.
34. A condition requiring that the proposed on-site car and cycle parking provision be completed prior to the occupation of the accommodation is needed to ensure a satisfactory form of development and that future residents have a genuine choice of travel modes. For this same reason I have attached a condition requiring the submission and approval of a travel plan for the development. In the interests of avoiding external clutter which would detract from the appearance of the completed development a condition is needed to withdraw the normal permitted development rights for the installation of external aerials, satellite dishes or other communications equipment. Finally, in view of the specific design and nature of the proposal and to allow proper consideration of any proposed changes, a condition is needed that restricts the use of the building to student accommodation over the long term.

Conclusion

35. For the reasons set out above, and having regard to all matters raised, I conclude that the appeal should succeed.

Paul Singleton

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 0304_02_002 - Site Location Plan
Drawing no. 0304_02_003 Rev A - Site Parking and Access
Drawing no. 0304_02_004 Rev B - Site Management Plan
Drawing no. 0304_03_00G Rev A - Floor Plan GA Level 00
Drawing no. 0304_03_001 Rev A - Floor Plan GA Level 01
Drawing no. 0304_03_002 Rev B - Floor Plan GA Level 02
Drawing no. 0304_03_003 Rev B - Floor Plan GA Level 03
Drawing no. 0304_03_004 Rev C - Floor Plan GA Level 04
Drawing no. 0304_03_005 Rev C - Floor Plan GA Level
Drawing no. 0304_04_001 Rev A - Site Section AA
Drawing no. 0304_05_001 Rev D - South Elevation
Drawing no. 0304_05_002 Rev D - West Elevation,
Drawing no. 0304_05_003 Rev D - East Elevation
Drawing no. 0304_05_004 Rev E - North Elevation
Drawing no. 0304_90_001 - Landscape Plan

- 3) No development shall take place until a programme of archaeological work has been carried out in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
- 4) No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved in writing by the local planning authority.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 7 days of the report being completed.

- 5) The development site approved by this permission shall not be occupied until all components of the pre-approved or revised remediation measures to deal with the risks associated with actual or potential contamination have been completed and written evidence of satisfactory

remediation and of the suitability of the site for occupation has been submitted to and approved in writing by the local planning authority.

- 6) No development shall take place until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Surface water shall be directed away from the direction of the railway.

The drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development.

- 7) The development hereby permitted shall not be brought into use earlier than March 2018, unless the upgrading of the Chester Waste Water Treatment Works has already been completed.
- 8) No development shall take place until full details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt this condition applies to the following details:
- i) Mortar mixes, brickwork, brickwork/mortar sample panel and colour schemes;
 - ii) Aluminium profile cap;
 - iii) Sections and elevations of windows, doors and ground floor glazed frontages, including their reveals/setbacks and materials;
 - iv) Curtain walling/cladding materials and louvres;
 - v) Rain water/foul water goods and details of soffits,
 - vi) Fixings including ventilation/extraction/air conditioning/meters.

The development shall be carried out in accordance with the approved details.

- 9) No development shall take place until detailed plans have been submitted to and approved in writing by the local planning authority in respect of the works required within the highway to form the new vehicle access points, any lighting works within the highway and the resurfacing of the footways surrounding the site. The works shall be carried out in strict conformity with the agreed details and completed prior to first occupation of the development
- 10) No development, including any demolition or construction activity, shall take place until a Dust Control Scheme (in accordance with the mitigation techniques described in "Construction Phase Dust Assessment" Ref. LE13502, dated August 2016) has been submitted to and approved in writing by the local planning authority. No demolition or construction shall take place except in complete accordance with the approved Scheme unless otherwise submitted to and agreed in writing with the local planning authority.
- 11) Prior to the commencement of construction activities (including demolition), a Construction Method Statement and Management Scheme shall be submitted to and approved in writing by the local planning authority. Development shall take place in complete accordance with the

approved Statement and Management Scheme, unless otherwise approved in writing by the local planning authority. For the avoidance of doubt the scheme shall include the following:

- i) Measures to control noise, vibration, light and odour and appropriate mitigation techniques that prevent unnecessary disturbance to neighbouring properties;
 - ii) Construction management/operation details (including details of the location and elevations of the site compound/site offices, details of the delivery area/storage of materials, details of the loading and unloading of plant and materials used in demolition/construction works, the erection and maintenance of security fencing);
 - iii) HGV movement numbers and routeing (including signage) to and from the site;
 - iv) temporary highway vehicle and pedestrian routings;
 - v) times and days of large vehicle movements to/from the site;
 - vi) off-highway parking for all construction related vehicles (including site contractors/operatives and visitors); and
 - vii) vehicle wheel cleaning facilities.
- 12) No development, including demolition and/or construction works, shall take place outside of 08.00 to 18.00 hours Mondays to Fridays, 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays. Any variation to the hours of operation shall be submitted to and agreed in writing by the local planning authority prior to any change being implemented.
- 13) No demolition or construction deliveries shall be taken at or dispatched from the site outside of 08.00 hours to 18.00 hours Mondays to Fridays, 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays. Any variation to the hours of operation shall be submitted to and agreed in writing by the local planning authority prior to any change being implemented.
- 14) No operations requiring piling or subsurface vibration ground improvement techniques shall be carried out unless details of the work, monitoring and environmental controls have been submitted to and approved in writing by the local planning authority. These details shall include a method statement pertaining to the impacts of the use of any vibro-compaction machinery/piling machinery or piling and ground treatment works, on the railway track and any railway structures. The developer shall demonstrate that the vibration does not exceed a peak particle velocity of 5mm/s at any railway structure/track.
- 15) Prior to the commencement of construction (but excluding site clearance/demolition works), or within such a time as approved in writing by the local planning authority, full details of existing levels and proposed finished floor (slab) and site levels of the site shall be submitted to and approved in writing by the local planning authority. All submitted details must relate to adjoining land. The development shall be carried out in accordance with the approved details.
- 16) Prior to the commencement of the construction of the building hereby approved a scheme of works, designed to ensure compliance with the detail provided in the Noise Impact Assessment, (*AEC Report*:

P3101/R2a/DB, dated 5th August 2016) and to achieve internal noise levels of 35dB(A)LAeq 16hrs(0700-2300hrs) for habitable rooms during the day and 30dB(A)LAeq 8hrs and 45dB(A)LAm_{ax} (2300-0700hrs) for bedrooms during the night, shall be submitted to and approved in writing by the local planning authority. The internal noise levels shall be achieved with windows open or with other adequate means of ventilation provided, in accordance with current requirements. The scheme shall be implemented in full prior to occupation of the building.

- 17) Prior to the installation of any plant/ machinery / mechanical extraction for the proposed development a scheme to control noise from the premises shall be submitted to and approved in writing by the local planning authority.
 - i) The scheme shall ensure that the rating level of noise emitted from any plant associated with the proposed development shall be 5dB(A) below the background noise level (as measured as an LA₉₀) at any time as measured at the nearest noise sensitive residential receptor.
 - ii) The scheme shall also ensure that the rating level of noise emitted from any plant associated with the proposed development shall be no louder than the background noise level (as measured as an LA₉₀) at any time as measured at the façade of the nearest offices.
 - iii) All measurements shall be made in accordance with BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'.
 - iv) The scheme shall be implemented in full prior to operation and retained thereafter; any variation to the approved scheme shall be agreed in writing with the local planning authority prior to any works being undertaken.
- 18) Prior to the first occupation or use of the development hereby approved a scheme of soft and hard landscaping works shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following elements as appropriate to the site: planting plans; planting specification (species, plant sizes, and proposed numbers/density); hard surfacing materials; boundary treatments; implementation programme; and a 5 year management plan.

The landscaping details shall be implemented as approved in accordance with the implementation programme.

Any trees or shrubs planted in accordance with the approved details that fail, die, are removed or become seriously damaged or diseased within a period of 5 years of initial planting shall be replaced with others of similar species in the next available planting season.
- 19) Details of all external lighting (including any floodlighting) and CCTV equipment (including siting) shall be submitted to and approved in writing by the local planning authority before the development is first occupied or brought into use. Such details shall include:
 - i) The equipment and supporting structures, together with isolux drawings to demonstrate the levels of illumination within the site and the amount of any overspill of lighting beyond the site boundaries; and
 - ii) The hours at which the lighting is to be operated.

The lighting scheme shall be designed to ensure no light spillage (zero lux) at the nearest elevations of any nearby sensitive properties. Any lighting scheme shall be designed in accordance with the Institution of Lighting Professionals document "*Guidance Notes for the Reduction of Obtrusive Light*".

- 20) The development hereby permitted shall not be occupied until a grease trap has been fitted in accordance with details to be submitted to and approved in writing by the local planning authority. The grease trap shall be retained thereafter.
- 21) Prior to the first occupation or use of the development hereby approved, a Student Management Plan shall be submitted to and approved in writing by the local planning authority. The Student Management Plan shall include details of the following:
- i) Night time supervision;
 - ii) The proposed management of servicing and deliveries including arrangements for drop off/pick up at the start and end of term;
 - iii) Waste disposal and waste management measures;
 - iv) The lease/rent agreement arrangements of on-site car parking spaces and the measures to be taken to deter cars being brought to the site;
 - v) A noise management plan detailing measures to ensure that the potential noise disturbance to neighbouring residential properties is minimised.

The student accommodation hereby approved shall be occupied in strict accordance with the approved scheme.

- 22) Prior to the first occupation or use of the development hereby approved car and cycle parking shall be provided in according with the approved drawings reference 0304_03_00G Rev A and 0304_02_003 Rev A. Full details of any external cycle parking shall be submitted to and approved in writing the local planning authority prior to the installation of those facilities and the works shall be carried out in accordance with the approved details.
- 23) The development hereby permitted shall not be occupied or brought into use until a Travel Plan has been submitted to and agreed in writing by the local planning authority. The Travel Plan shall include objectives, targets, measures to achieve targets, monitoring, monitoring reporting to the local planning authority, implementation timescales for delivery of the plan, the appointment of a Travel Plan Co-ordinator, and measures to review and update the Travel Plan delivery measures to achieve the targets (where not met). The Travel Plan shall be implemented and monitored in accordance with the approved details.
- 24) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no external television or satellite antenna equipment or electronic communications apparatus falling within Part 16, to Schedule 2 thereof, shall be erected or installed within the development hereby approved.

- 25) The premises shall be used for student accommodation and for no other purpose (including any other purpose in Class C2 or C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

End of Schedule of Conditions