



Penderfyniad ar yr Apêl

Ymchwiliad a agorwyd ar 16/01/18

Ymweliad â safle a wnaed ar 17/01/18

gan Clive Nield BSc(Hon), CEng,
MICE, MCIWEM, C.WEM

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 14/02/18

Appeal Decision

Inquiry Opened on 16/01/18

Site visit made on 17/01/18

by Clive Nield BSc(Hon), CEng, MICE,
MCIWEM, C.WEM

an Inspector appointed by the Welsh Ministers

Date: 14/02/18

Appeal Ref: APP/A6835/A/17/3182034

Site address: Land at Hawarden Road, Penyffordd, CH4 0GX

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by The Strategic Land Group & Green Gates Homes (NW) Ltd against Flintshire County Council.
 - The application, Ref 056694, is dated 10 March 2017.
 - The development proposed is the construction of 32 dwellings including new vehicle access point, public open space, car parking and landscaping.
 - The inquiry sat for 2 days on 16 & 17 January 2018.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of 32 dwellings including new vehicle access point, public open space, car parking and landscaping on land at Hawarden Road, Penyffordd, CH4 0GX, in accordance with the terms of the application, Ref 056694, dated 10 March 2017, and the plans submitted with it, subject to the conditions in the attached Annex.

Procedural and Background Matters

2. After the appeal had been made against the Council's failure to determine the application the Local Planning Authority resolved to refuse the application under the provisions for 28 day "dual jurisdiction". Its refusal, dated 14 September 2017, listed 5 reasons for refusal. However, on 6 December 2017 it reviewed this decision and resolved to withdraw its reasons for refusal and to not oppose the appeal. The Statement of Common Ground between the main parties states "The Council are now of the view that planning permission should be granted, subject to appropriate conditions and Section 106 Obligation".
3. The Appellant has submitted a Section 106 Unilateral Obligation which covenants to make financial contributions towards primary and secondary school provision (though the parties are now agreed that this is no longer required), to give notice to the Council when various stages of development/occupation are reached, and to provide for 10 affordable dwellings. At the Inquiry the Council identified an issue with

signatures for a late alteration made to the Deed, and I allowed a 14 day period for the appropriate signatures to be added. The final signed Deed was submitted within the prescribed time.

Main Issues

4. The Council's refusal referred to: the location of the site outside the settlement boundary; the loss of Class 3a agricultural land; harm to the open countryside; the impact on the approach to the settlement; and harm to the character and appearance of the site, the locality and this part of the settlement.
5. A number of other matters have been raised by third parties, and several of these warrant consideration as main issues. Overall, I consider the main issues to be addressed in this appeal are: the effect of the proposed development on the character and appearance of the area; the effect on social and community cohesion, particularly bearing in mind the aims and objectives of the Well-being of Future Generations (Wales) Act 2015; the need for and benefits of providing housing, bearing in mind the County's failure to maintain a 5 year supply of available housing land; and the sustainability of the proposed development.
6. Other matters raised include: the location of the site outside the settlement boundary; the loss of best and most versatile agricultural land; the availability of school capacity; highway safety; the adequacy of provisions for foul and surface water drainage; and effects on ecological features.

Reasons

Character and Appearance

7. The appeal site is situated adjoining but just outside the settlement boundary (as defined in the Unitary Development Plan, adopted in 2011) and falls to be considered against policies for development in the open countryside. As such, it is common ground between the Appellant and the Council that the proposed development conflicts with UDP policies STR1 (which directs new development to land within settlement boundaries or allocated areas and only permits development in the open countryside where it is essential to have it there), GEN3 (which does not permit development outside settlement boundaries or allocated areas except in certain circumstances, none of which are applicable in this case), and HSG4 (which does not permit housing development outside settlement boundaries unless it is essential it be located outside a settlement, and none of the circumstances are applicable to this case).
8. There is no dispute that the proposal conflicts with these policies. The key issues are the weight to be attributed to this conflict and the degree of harm that would be caused to the aims of the policies. As explained below, the need for housing dictates that reduced weight should be attributed to these policies, particularly as it is common ground that the Council cannot demonstrate a 5 year supply of housing land and that there is a need to make provision for additional housing land in the emerging Local Development Plan, which will involve changes to settlement boundaries and extensions to existing settlements. Whilst the appeal site is under consideration for possible inclusion in the emerging Local Development Plan, the Plan is at an early stage of preparation and carries little weight. Thus the most important factor is the effect of the proposed development on the site and its surroundings.
9. Some local residents argue that the site provides an important buffer between the built-up settlement and the A550 bypass and is an important gateway into the village,

but the main parties submit the development would cause little harm. The Appellant has carried out a landscape and visual impact assessment, which has not been countered by any party. Under the LANDMAP categorisation system the site lies within a character area of settled landscape character, and the proposed development would have negligible effect on that.

10. In visual terms, the site has a well-defined visual envelope, and retention (and reinforcement) of the existing boundary hedges and trees would partially mitigate short distance views into the site. The settlement already touches the A550 bypass over considerable lengths, and the proposed development would not significantly affect views of the countryside from that road or from further afield. As a small field isolated from the open countryside on the opposite side of the A550, its loss would not materially affect the rural character and appearance of the wider area. The A550 would provide a defensible boundary.
11. I conclude that the proposed development would cause little harm to the landscape or to the character and appearance of the area. Thus, although it would be strictly contrary to UDP policies STR1, GEN3 and HSG4, it would cause little harm to the aims of those policies.

Social and Community Cohesion

12. Turning to the second main issue, the representatives of local residents have argued that the proposed development would be detrimental to social and community cohesion on account of the rapid growth of the village. They have drawn my attention to the considerable expansion of housing development in the village over the past few years, considerably more than recommended and allowed for in the adopted Unitary Development Plan. They are also concerned about the large number of recent planning applications for even more housing developments and, although many of these have yet to be determined, they submit that such rapid expansion is damaging social and community cohesion, as evidenced by increased antisocial behaviour and reduced participation in community activities.
13. These are genuine concerns and they were cited by the Council recently as one of the reasons for refusal of a much larger housing development proposal elsewhere in the settlement. The current proposal is much smaller and would have negligible effect on such cohesion on its own. However, the cumulative effects of several developments over a short period of time have the potential to affect community cohesion.
14. Policy STR4 of the adopted Unitary Development Plan sought to provide for the housing needs of the County through a settlement hierarchy comprising category A (urban centres), B (semi urban/main villages) and C (rural/small villages), and Table 1 in paragraph 11.13 listed the settlements designated in each category. Penyffordd is a Category B settlement, and paragraph 11.13 describes such villages as "with a good nucleus of facilities, easily accessible by public transport and which have some potential for growth (8% - 15%)". It is reported that growth since 2000 (the start of the UDP period) has been almost double that top figure, though much of it has occurred in the past 5 years; and the local representatives say that such fast growth has put the village facilities under considerable stress.
15. The Appellant describes social and community cohesion as "a nebulous concept which has been used to reflect a generalised dissatisfaction with housing development in the settlement". There may be an element of general dissatisfaction involved. However, I consider the public perception goes beyond the headings referred to by the Appellant (Prematurity, Infrastructure, Education and Community Plan) and that reference to

the matter as “the village has taken its fair share” is also too simplistic. I give credence to the concept that excessively rapid expansion of an established settlement can be detrimental to the interests of the existing residents, and the term “social and community cohesion” is a reasonable way of describing it. Whilst it is difficult to attribute it to a planning policy framework, it must fall within the concept of well-being, to which the Welsh Government attributes considerable weight.

16. It can no doubt be argued that the benefits of providing housing would make a positive contribution to well-being, and I consider that matter below. However, my conclusion on the current issue is that the cumulative effect of the appeal proposal, taken together with other development carried out or granted planning permission in recent years, would be harmful to social and community cohesion.

Need for and Benefits of Providing Houses

17. The third main issue provides strong support for the proposed development. Planning Policy Wales requires local planning authorities to ensure sufficient land is genuinely available or will become available to provide a 5 year supply of housing land. Flintshire County Council has failed to do that, and its last Joint Housing Land Availability Study (JHLAS) in April 2014 showed a supply of only some 3.7 years. As the UDP is now time expired and out of date, the Council is unable to produce a more up to date JHLAS.
18. This situation is not in dispute, and it is also agreed by the main parties that, under these circumstances, Welsh Government policy says that considerable weight should be attributed to the lack of a 5 year supply of housing land as a material consideration in the determination of the appeal. Having recognised its shortcomings in the supply of housing land, the Council has recently (December 2016) published a Developer Guidance Note on Speculative Housing Development Proposals, and it is common ground that the proposed development would comply with its requirements.
19. There is a significant shortage in the supply of housing land in Flintshire to meet the identified need for both market and affordable housing. The proposed development would make a useful contribution towards meeting these needs and includes provision for 10 affordable houses (through the provisions of the Section 106 Undertaking). These are valuable benefits which attract considerable weight, and they may be considered to contribute towards the Welsh Government’s well-being aims.

Sustainability

20. The final main issue is the question of sustainability, and the main parties are in agreement that, in the absence of a 5 year supply of housing land, the appeal should be determined in the context of a presumption in favour of sustainable development. Penyffordd was identified as a Category B settlement in the UDP’s settlement hierarchy and, although several services and facilities may have been lost since then, it is still considered to fall into that category. In the emerging Local Development Plan it is proposed to again include it in the middle category. Thus it is considered to be a sustainable settlement suitable for accommodating a significant amount of development.
21. Local objectors say there is already too much pressure on GP services and local schools. However, the Council’s position does not support these contentions, and it is no longer asking for financial contributions towards the provision of primary or secondary school capacity. Objectors have raised concerns about the generation of extra traffic on the local roads but, subject to controls through appropriate planning conditions, the Council raises no such issues. The additional traffic would be quite limited, and any effects on highway safety would be negligible.

22. I have concluded above that the landscape and visual impacts would be small. In addition, the site has limited ecological value. Apart from a short length to be removed to form a new access into the site, the boundary hedges and trees would be retained and in places would be reinforced. Thus effects on the key habitats on the site would be very limited.
23. The development would involve the loss of some 0.9 ha of Class 3a agricultural land and so would conflict with UDP Policy RE1 which presumes against development that would result in the loss of agricultural land in Classes 1, 2 or 3a (often referred to as the best and most versatile agricultural land). The Appellant submits that the proposed development can be justified due to there being an "overriding need" for housing development, one of the policy exceptions specified. However, there is also another argument for giving little weight to this policy. The land in question is now only part of a small, isolated field, which for many years has been used solely for the grazing of sheep. Its full potential as Class 3a land has not been used (i.e. for the growing of crops) and there is little prospect of such use in the future. Its loss would not affect the structure or viability of the farm unit. Accordingly, I give little weight to any technical conflict with Policy RE1, as harm caused by the loss would be small.
24. Taking all elements of sustainability into account, I conclude that the development would bring much needed housing into an edge of settlement location, a sustainable location and a sustainable site.

Other Matters

25. Several other matters warrant consideration. Firstly, local objectors have referred to flooding problems in the village due to problems with the sewerage network. Much of the village is served by a combined sewerage system which drains both foul sewage and some areas of surface water drainage. The proposed development would discharge foul sewage to this system, but the developer has agreed with Dŵr Cymru Welsh Water (DCWW) that the effect of this would be more than compensated for by improvements to the system to remove the drainage of an area of surface water from the system. This would be ensured by an appropriate planning condition.
26. Surface water from the site would be controlled by means of a sustainable drainage scheme (SUDS), essentially a large holding tank which would attenuate the rate of flow so that it would be no more than the original greenfield run-off. That outflow would be discharged into a local watercourse. Thus, I consider both foul and surface water drainage from the site would not cause harm elsewhere.
27. Over the past few weeks there has been liaison between the Appellant and the Council on the subject of financial contributions towards the provision of primary and secondary school capacity. The Council had originally said that contributions would be required, and the Section 106 Undertaking submitted by the Appellant includes provision for those contributions. However, the parties have now reached agreement that no such contributions are required. Given the proposed extension of the local primary school, ample capacity would be available by the time the proposed development was first occupied. As to secondary schools, the Council has already secured a number of financial contributions towards increased capacity, and it would be unlawful (contrary to The Community Infrastructure Levy Regulations 2010 [the CIL Regulations]) to require a further contribution.
28. Local objectors have expressed concerns about the choices of secondary schools available to children in the area. However, that is a matter for the Local Education Authority and goes beyond the scope of my considerations on land use planning

grounds. The main parties have reached agreement on matters of school capacity, and I have no reason to explore behind that agreement. I conclude that the proposed development could be accommodated within existing or planned school capacities.

29. The Section 106 Unilateral Undertaking includes provision for the payment of financial contributions towards primary and secondary education. However, as these do not comply with the CIL Regulations and are immaterial to the grant of planning permission, they cease to have effect for the purposes of the Deed (see paragraph 4.2 of the Deed).

Overall Conclusion

30. I have concluded above that the proposed development would cause little harm to the landscape or to the character and appearance of the area, that the development would make a useful contribution towards the much needed provision of housing in the area, and that it would be sustainable development, an important factor in the absence of a 5 year supply of housing land. Although I consider the development would contribute towards a detrimental cumulative effect on social and community cohesion (in conjunction with growth due to other housing developments in the settlement constructed or granted planning permission in the last few years), this is substantially outweighed by the need for and the benefits of the development.
31. I have also taken into account all other matters raised, including highway safety, ecological effects, drainage and the loss of an area of Class 3a agricultural land. The development would conflict with several development plan policies. However, I consider these conflicts would be of a technical nature and would not be indicative of any significant harm. On balance, I conclude that the development would be in accordance with national and development plan policy.
32. For the reasons given above I conclude that the appeal should be allowed subject to appropriate conditions and the relevant terms of the submitted Section 106 Unilateral Undertaking.
33. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this decision, I have taken into account the ways of working set out in section 5 of the WCFG Act, and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out as required by section 8 of the WCFG Act.

Conditions

34. A set of conditions was included in the Statement of Common Ground agreed between the Appellant and the Council, and these were discussed further at the public inquiry. All were agreed to be necessary except Condition 14, for construction of a footway to the bus shelter near the southern end of the site. That would serve no purpose as local residents say the shelter is no longer in use. A condition for a start within 2 years is needed to ensure the housing is brought forward early to meet the current need, and the approved plans are specified for the avoidance of doubt.
35. To ensure the visual impact of the development is acceptable conditions are necessary to control the external finish materials for the proposed buildings and to ensure suitable landscaping measures are designed and carried out. Conditions are also needed to ensure suitable off-site public sewerage improvements are carried out, as

agreed with DCWW, and that surface water is dealt with by a sustainable drainage scheme. The draft condition put forward does not specify this, though the scheme proposed in Weetwood's Drainage Assessment (for the Appellant) would meet this requirement. I shall apply a suitable condition that specifies both a sustainable surface water drainage scheme and provision for future maintenance with reference to the Weetwood proposal.

36. Conditions are needed for the provision of noise attenuation measures to safeguard the amenity of future residents against traffic noise from the A550 bypass and for precautionary measures to ensure any contamination of the land (e.g. from construction work on the adjacent A550 bypass) is dealt with. To safeguard the natural habitat conditions are also necessary to protect the boundary hedges and trees from damage during construction and to prevent external lighting being intrusive. A number of conditions are also needed to ensure the site access is safe and the internal site layout provides safe and convenient facilities for parking, turning and loading of vehicles and for traffic calming, signing, drainage and lighting of the estate roads.
37. Finally, a condition is needed for the use of a Construction Traffic Management Plan that safeguards highway safety and free movement during construction. Attention is also drawn to the developer's duties under Section 71ZB of the Town and Country Planning Act 1990 (as amended) in respect of notification of start of construction and the display of a notice.

Clive Nield

Inspector

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Ms Sarah Reid of Counsel Instructed by Mr Matthew Georgiou, Senior
Solicitor, Flintshire County Council.

She was assisted by:

Mr Matthew Georgiou Senior Solicitor, Flintshire County Council.

Mr David Glyn Jones,
MRTPI Senior Planning Officer, Flintshire CC.

FOR THE APPELLANT:

Mr Giles Cannock of Counsel Instructed by Mr Mark Krassowski, Director,
Walsingham Planning.

He called:

Mr Mark Krassowski,
BA(Hon), BSc,
MRICS Director, Walsingham Planning (Agent).

Mr Kit Patrick, BA(Hon),
DipLA, CMLI Director, TPM Landscape, Chartered Landscape
Architects.

INTERESTED PERSONS:

Mrs Veronica Randall Local Resident (opposite site).

Cllr David Williams Ward County Councillor.

Mr Alan Wight Community Councillor and representing
Penyffordd Community Group.

Cllr Cindy Hinds Ward County Councillor.

Mr Roy Wakelam Local Resident.

DOCUMENTS SUBMITTED AT INQUIRY

- 1.1-1.2 Notices of Inquiry and Letter of Notification and list of persons notified.
- 2 Appellant's Opening Submissions.
- 3 Transcription of Discussions on this Application at Council's Planning Committee Meeting on 6 September 2017, submitted by Cllr Patrick Heeson.
- 4 Latest Version of Drainage Assessment carried out by Weetwood Services Ltd for Appellant, dated 14 June 2017, provided by Appellant.
- 5.1-5.2 Allotment Association Correspondence and set of Maps referred to and submitted by Cllr David Williams.
- 6 Section 106 Unilateral Undertaking, dated 16 January 2018.
- 7 CIL Regulations Compliance Statement, provided by Council.
- 8 Closing Summary on behalf of Penyffordd Community Group.
- 9 Appellant's Closing Submission.
- 10 Final Section 106 Unilateral Undertaking, with signatures, submitted by arrangement after close of Inquiry.

ANNEX of Conditions

- 1) The development hereby permitted shall begin not later than two years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 15/101/LO1; 15/101/PO1 Rev A; 15/101/PO2; 15/101/PO3; 15/101/PO4; 15/101/PO5; 15/101/PO6; 15/101/PO7; 15/101/PO8; 15/101/PO9; 2433-102 Rev B; 2433-201 Rev A; & 7378/01 Rev A.
- 3) Notwithstanding the submitted details, prior to their first use, samples of the proposed external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Such submissions shall include samples of materials to be used in the formation of hard surfaces within the approved development. Thereafter, the scheme shall be undertaken in strict accordance with the approved details unless prior written approval of the Local Planning Authority is obtained to any variation.
- 4) Notwithstanding the submitted details, no development shall take place until a detailed scheme for the identified play and open space area has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall provide full details of:
 - i) The existing and proposed finished levels of the play area and open space;
 - ii) Proposed surface finishes;
 - iii) Exact type, numbers, locations and layout of play equipment, together with any ancillary equipment (litter bins, benches, etc.), including proposed finish colours of the equipment;
 - iv) Full details of the type, materials and finishes of all means of enclosure associated with both the play and open space areas, including boundary treatments;
 - v) Full details of all planting, including plans and written specifications of all species, plant sizes, numbers, densities and proposals for the timing of implementation of the approved scheme;
 - vi) Full details of the proposed timescale for the provisions of the play area and open space for use by the future occupants of the dwellings; and
 - vii) Full detailed proposals for the maintenance and management of all elements of the approved play and open space, including arrangements for the resolution of complaints and disputes relating to the use and operation of the space.

- 5) No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - i) All existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development;
 - ii) Proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting;
 - iii) Proposed materials to be used on the driveways, paths and other hard surfaced areas;
 - iv) Proposed boundary treatments, including proposed finish material and colours.

- 6) All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of development, or any such period as may be approved in writing by the Local Planning Authority, and any trees or plants which, within a period of five years of the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

- 7) No development shall commence until a detailed scheme to reinforce the public sewerage system in accordance with the recommendations set out in the Hydraulic Modelling Assessment Report Ref. 113-N131, dated December 2016, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of any dwelling hereby approved.

- 8) None of the dwellings hereby permitted shall be occupied until sustainable surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Those details shall include:
 - (i) detailed design of the scheme described in the Weetwood Drainage Assessment report dated 14 June 2017 (Final Version V1.3) and details for its implementation and timetable;
 - (ii) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by any public body or statutory undertaker and/or any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

- 9) The acoustic attenuation measures as set out in the Traffic Noise Assessment Report No. P16-010-R01-V2 February 2016 shall be implemented in full prior to the occupation of any dwelling hereby approved.

- 10) No development shall take place on site until protective fences have been erected around the retained trees and boundary hedges. The developer shall give the Local Planning Authority no less than two weeks prior written notice of commencement of works on the site so that the Local Planning Authority can verify that the approved protective measures are in place before the work commences. The approved fences shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced areas there shall be no scaffolding, stockpiling of any materials or soil, machinery or other equipment parked or operated, traffic over the root system, changes to the soil level, excavation of trenches, site huts, lit fires or dumping of toxic chemicals, and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- 11) No development shall take place until a site investigation of the nature and extent of contamination on the site has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the Local Planning Authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted, including measures to verify the approved works, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures before development begins.
- 12) If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination, including measures to verify the approved works, shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.
- 13) Prior to the occupation of any of the dwellings hereby permitted, a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in full and strict accordance with the approved details.
- 14) No development shall take place until the siting, layout and design of the means of site access have been submitted to and approved in writing by the Local Planning Authority, and the access shall thereafter be formed to base course layer and be kerbed up to the internal tangent point of the entrance radii. Thereafter the development shall be undertaken in strict accordance with the approved details.

- 15) The proposed access shall have a visibility splay of 2.4m x 43m in both directions measured along the nearside edge of the adjoining carriageway over the land within the control of the developer or the Highway Authority, and within which there shall be no obstruction to visibility in excess of 0.6m above the nearside channel level of the adjoining highway. The visibility splays shall be provided and kept free of obstruction for the duration of the site construction works.
- 16) Facilities for the parking, turning, loading and unloading of vehicles associated with the proposed development and associated operations, including bin storage and collection shown on the approved plans, shall be provided prior to the first occupation of the dwellings hereby permitted.
- 17) The detailed layout, design, means of traffic calming and signing, surface water drainage (including a positive means of preventing surface water run-off on to the highway), street lighting and construction of the internal estate roads shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site works, and the submitted details shall include a timetable for implementation. The works shall be carried out in accordance with the approved details and timetable.
- 18) Prior to the commencement of development, including site clearance works, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall provide details of:
 - i) contact names and numbers of personnel responsible for adherence and monitoring of the Plan;
 - ii) contact names and numbers for any site related enquiries, including out of hours times;
 - iii) anticipated duration of the works;
 - iv) typical working days and hours of the week;
 - v) proposed signage types and locations;
 - vi) position of any temporary gates, preferably set back 12m to allow a delivery vehicle to park/wait clear of the public highway;
 - vii) the access and egress route with appropriate traffic monitoring in order to control traffic movements;
 - viii) measures to avoid depositing mud, dust or other debris onto the highway by traffic movements;
 - ix) the timing of deliveries and main construction traffic arrivals and departures to avoid periods such as school arrival/leaving times;
 - x) site notices informing construction workers and other site operatives of agreed working hours;
 - xi) the parking of vehicles of site operatives and visitors;
 - xii) loading and unloading of plant and materials;
 - xiii) storage of plant and materials used in constructing the development;
 - xiv) measures to control the emissions of dust and dirt during construction; and
 - xv) a scheme for re-cycling/disposing of waste resulting from construction works.