
Appeal Decisions

Site visit made on 20 January 2021

by Stephen Wilkinson BA BPI DIP LA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd March 2021

Appeal A Ref: APP/E5330/W/20/3245415

38 Wellington Street, Woolwich, SE18 6PE

- 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 Paradigm Wellington Ltd against the Council of the Royal Borough of Greenwich.
 - The application, Ref 19/3612/F, is dated 15 October 2019.
 - The development proposed is change of use of the existing A3/A4/D2/B1 uses to D1 to provide an education facility, with the installation of a partial mezzanine floor, the addition of 2 new entrances, introduction of bollards on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows.
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Appeal B Ref: APP/E5330/W/20/3251833

38 Wellington Street, Woolwich, SE18 6PE

- 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 Paradigm Wellington Ltd against the Council of the Royal Borough of Greenwich.
 - The application, Ref 19/4390/F, dated 12 December 2019 was refused by notice dated 16 April 2020.
 - The development proposed is change of use of the existing A3/A4/D2/B1 to A3/A4/D2/B1 (inclusion of D1 Education Facility), with the installation of a partial mezzanine floor and associated external alterations, to include the provision of 2 new entrances, introduction of bollards/ramps on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows and provision of cycle storage on ground level.
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Appeal C Ref: APP/E5330/W/20/3257735

38 Wellington Street, Woolwich, SE18 6PE

- 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 Paradigm Wellington Ltd against the Council of the Royal Borough of Greenwich.
 - The application Ref, 20/1164/F, dated 24 April 2020 was refused by notice dated 28 July 2020.
 - The development proposed is change of use of the lower ground floor to include Class D1 to already consented A3/A4/D2/B1 uses with the installation of a partial mezzanine floor and associated external alterations, to include the provision of 2 new entrances, introduction of bollards/ramps on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows.
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Decisions

1. **Appeal A** - The appeal is allowed and planning permission is granted for a change of use of the existing A3/A4/D2/B1 uses to D1 to provide an education facility, with the installation of a partial mezzanine floor, the addition of 2 new entrances, introduction of bollards on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows, at 38 Wellington Street SE18 6PE, in accordance with the terms of the application, Ref 19/3612/F, dated 19 October 2019, and the plans submitted with it, subject to the conditions included in the schedule to this letter.
2. **Appeal B** - The appeal is allowed and planning permission is granted for change of use of the existing A3/A4/D2/B1 to A3/A4/D2/B1 (inclusion of D1 Education Facility), with the installation of a partial mezzanine floor and associated external alterations, to include the provision of 2 new entrances, introduction of bollards/ramps on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows and provision of cycle storage on ground level at 38 Wellington Street SE18 6PE, in accordance with the terms of the application, Ref 19/4390/F, dated 12 December 2019, and the plans submitted with it, subject to the conditions included in the schedule to this letter.
3. **Appeal C** - The appeal is allowed and planning permission is granted for a change of use of the lower ground floor to include Class D1 to already consented A3/A4/D2/B1 uses with the installation of a partial mezzanine floor and associated external alterations, to include the provision of 2 new entrances, introduction of bollards/ramps on Wellington Street and Polytechnic Street and removal of brick panels to provide additional windows at 38 Wellington Street SE18 6PE in accordance with the terms of the application, Ref 20/1164/F, dated 24 April 2020, and the plans submitted with it, subject to the conditions included in the schedule to this letter.

Application for costs

4. Applications for costs were made by Paradigm Wellington Ltd against the Council of the Royal Borough of Greenwich in respect of Appeals B and C. These applications are the subject of a separate Decision.

Procedural Matters

5. Appeal A was lodged following its non-determination. The Planning Inspectorate accepted additional information from the appellant when Appeal A was lodged and in turn for Appeal B when it decided to run the appeals jointly.
6. Although the Council had 3 reasons for refusal in its report to Committee for application 19/3612/F (Appeal A), due to the acceptance of the additional information with the appeal, the Council had only one putative reason for refusal in respect of this Appeal. This concerns the lack of detail regarding ventilation and air conditioning equipment on the living conditions of existing occupiers of the upper floors. The Council confirmed in response to my Note¹ that this was the only outstanding issue in respect of Appeal B, because of the decision to accept the additional information on receipt of the both appeals.

¹ Inspector's Note 28 January 2021 and email exchange 15 and 19 February 2021

7. In respect of Appeal C, details were included in the application which overcome the Councils putative and outstanding reasons for refusal for the Appeals A and B. This application was refused given the Council's concerns over the personal safety of pupils in the proposed school.
8. To summarise, there are three appeals on this site. I have considered each appeal on its individual merits. However, to avoid duplication I have dealt with the three schemes together, except where indicated.
9. A new London Plan was adopted on 2nd March 2021. This replaces that adopted in 2016². Accordingly, I wrote to the main parties seeking their views on which new policies have replaced those referred to in the reasons for refusal and conditions. Both parties agreed that policies 7.3 and 7.15 are replaced respectively by policies D11 and D14 in the London Plan 2021. For the purposes of this decision letter, I refer to these new policies.
10. Although the definition of the uses has changed³ since the appeals were originally lodged it is not open to me to change these references to the proposed uses applied for.
11. Finally, in respect of Appeal B, I have included in the banner heading the description agreed by the parties as indicated in the Council's letter of 23 January 2020.

Main Issues

12. Upon my reading of the documents, the main issues for each appeal are:
 - Appeals A and B - the effects of extraction and air conditioning plant on the living conditions of the occupiers of the flats in the upper floors.
 - Appeal C – the effect of the proposals on the personal safety of pupils at the education facility.

Reasons

Site description

13. The appeal site includes the ground floor with mezzanine of a 5 storey building which lies within Woolwich town centre. The site lies close to a rail station and Wellington Road has regular bus services. The site enjoys PTAL⁴ rating of 6b, which demonstrates it high level of accessibility by public transport.
14. The proposed education use would offer 'before/after tuition' and alternative provision education for up to 60 children aged between 7 and 18 years. Sumus, the education provider, has indicated that this is likely to be just 32 pupils who will be managed in groups of 8. The appeal scheme is designed in part to 'catch' children who may be on the margins of mainstream education. I understand that the children are likely to have a high degree of social, emotional and behavioural needs.

Appeals A and Appeal B

Living conditions of existing occupiers

² The London Plan 2016 Consolidated with alterations since 2011

³ Town and Country (Use Classes) (England) (Amendment) Regulations 2020

⁴ Public Transport Accessibility Level

15. Underpinning this main issue is that the absence of detail and inconsistencies in what has been submitted for the air conditioning and extraction plant, prevents a full assessment of its impacts, on the living conditions of the occupiers of flats in the upper floors.
16. The Council's objection to the scheme relates to the variation in the plans for the plant compared to its actual roof location together with a need for details of extraction method and the need for a ventilation and extraction strategy.
17. Policy D14 of the London Plan 2021 and Policy E(a) of the Greenwich Local Plan⁵ 2014 seek to protect the living conditions of existing occupiers from environmental disturbance to improve health and quality of life.
18. I am satisfied that the details submitted with the appeals of the proposed odour control methods are acceptable and would not adversely impact on the occupiers of the flats.
19. In their statement, the appellant has substantiated why roof top plant was located in a different position from that indicated on the submitted plans. However, there still remains a requirement to confirm the exact location of the roof top plant and other equipment. For this reason, I have included a condition in this letter required to address this matter.
20. I conclude on this main issue, and subject to the imposition of a condition, as described above, the appeal scheme would not conflict with Policy D14 of the London Plan (2021) which seeks to reduce and manage the effects of noise on residents and Policy E(a) of the Royal Greenwich Local Plan (2014) which seeks to protect the amenities of residents from effects of noise, vibration, emissions and fumes.

Interested parties

21. Interested parties have raised various concerns in respect of the impact of the proposal on their living conditions. I address these matters below.
22. The appeal site's location in Woolwich town centre has a PTAL rating of 6b; this is the highest possible rating and reflects the accessibility of the site to the station and bus routes within the centre. For these reasons, whilst some pupils may arrive by car the majority would arrive by public transport. This would address concerns over congestion outside the site and the potential for air pollution derived from traffic.
23. The appellant acknowledges that the location of the air conditioning units in the parking area to the rear of the site was a temporary measure and it is understood that these have now been removed.
24. The appeal scheme includes cycle parking within the building with a new access created from Polytechnic Street. A planning condition requires full details of the cycle racks to ensure that the proposal can be implemented.
25. The appeal scheme includes separate entrance points for pupils and residents of the site located on Wellington and Polytechnic Streets respectively. Furthermore, a secure lobby area within the building would enable pupil safety. These measures provide sufficient separation for both residents and pupils.

⁵ Royal Borough of Greenwich Local Plan: Core Strategy with Local Policies 2014

26. Whilst concerns have been raised about a potential conflict of interest in the management of the proposed school and the site's marketing these are not planning matters.
27. Other matters in respect of existing waste management services, the state of the fire access panels and 'snagging' of the original scheme are not directly related to the issues in this appeal but should be brought to the attention of the relevant authorities.

Conditions for Appeal A and B

28. I have reviewed the Council's suggested conditions and the comments of the appellant with regard to the Planning Practice Guidance. The appellant has provided details of other permissions for educational uses which they consider include less onerous conditions. However, whilst I do not know the physical context of each of these sites, the protection of living conditions is central to the issues raised by these appeals. Accordingly, I have imposed some conditions to protect living conditions.
29. Conditions on the life of the permission, drawings and materials are included for reasons of certainty and to control the appearance of the external alterations.
30. Given the importance of the provision of cycle parking within the building I have imposed a condition ensuring an appropriate number of spaces and the dimensions of the proposed racks to ensure that they can be adequately accommodated. I have imposed another condition requiring adherence to the Building Regulations to enable access for all.
31. Given the vulnerability of pupils using this site, I have imposed planning conditions designed to ensure their personal safety in line with Paragraph 91 of the National Planning Policy Framework (the Framework). A condition has been attached to protect the users of the pedestrian footways around the site.
32. I have included a condition for the submission of full details of the plant and extraction equipment. This is an important issue given the location of the residential flats above the appeal site. I have read the appellants suggested condition but consider in order to protect the living conditions of residents of the upper floors, this is required to be a pre commencement condition.
33. Finally, the Council has included a series of planning conditions designed to control the school use specific to its D1 use class, personal to the education provider and the number of pupils.
34. I have imposed a condition controlling the use of the appeal site to within Class D1, education, as the policy context has changed since the original permission 13/2798/F was granted permission which was unfettered. Both the National Planning Policy Framework, the London Plan and the Local Plan are clear on the protection of health and well being. This is an important consideration in respect of the living conditions of occupiers of the upper floors.
35. The other matters would be controlled through the registration of the premises with both the DFE and Ofsted. The inclusion of planning conditions would duplicate controls managed through other legislation. For this reason, I do not consider that they would fulfil the tests laid out in Guidance.

36. However, notwithstanding the comments of the appellant, I consider that a condition controlling the hours of operation of the site would be appropriate to protect the living conditions of the occupiers of the upper floors.

Appeal C

The safety of pupils

37. The main issue between the parties is the lack of defensible space which could be afforded by a boundary wall or some other structure to assist in protecting pupils. The Council's reason for refusal reflects concerns over pupil safety in response to comments received from the Metropolitan Police. The Police do not make an objection in principle to the proposed use and suggest a planning condition designed to address its concerns.
38. The scheme includes an airlock entrance which allows all access to be controlled into the teaching areas by 'fobs' enabling access by staff only. The airlock entrance would prevent tailgating and pupils leaving without permission. This lobby negates the need for a wall or some form of boundary treatment suggested by both the Police and interested parties. All primary and secondary entrance doors would be controlled via CCTV.
39. The proposed use has been confirmed as being suitable by both the Council's Education Department, the DFE⁶ and Ofsted. Whilst I acknowledge the Council's comments that the planning system seeks a broader view of proposals, the agreement of these bodies would be critical to the operational management of the proposed school.
40. Requirements to design out crime are a common thread through both the London Plan 2021 at Policy D11 and the Royal Borough of Greenwich Local Plan 2014 at Policy DH1. Policy CH1 of the Local Plan includes a requirement that development supports the creation of safe and secure environments.
41. The inclusion of a planning condition, requiring further details of the security measures designed to address the concerns of the Metropolitan Police would address the Council's objections to the proposed scheme. For these reasons, and subject to the suggested condition, I conclude that the proposed use would not conflict with Policy D11 of the London Plan (2021) and Policies DH1 and CH1 of the Royal Borough of Greenwich Core Strategy 2014.

Interested parties

42. The design of a secure lobby within the building controlled by a combination of CCTV, security fobs and staffing provides 'defensible space' which would address concerns over security. In turn they negate the need for a secure boundary fence around the entire site. Furthermore, the lobby arrangement allows unobstructed views of who is entering/leaving the building so in the event of a breach of the front door, measures can be activated.
43. I acknowledge that the school wouldn't have the benefit of an external play area but the curriculum allows for children's physical education to be conducted in local open spaces.

⁶ Department for Education

- 44. I recognise the potential difficulties in bringing vulnerable pupils from across the Borough into an area which is the subject of high rates of anti-social behaviour and violent crime. However, the site's location has many benefits due to its accessibility by public transport.
- 45. The facility could allow vulnerable pupils to continue in education in a secure environment. This in turn, may reduce the incidence of youth crime in the Royal Borough in the long term.

Conditions

- 46. I have reviewed the Council's suggested conditions and the comments of the appellant with regard to Planning Practice Guidance. The appellant has provided details of other permissions for educational uses which they consider include less onerous conditions. However, whilst I do not know the physical context of each of these sites, the protection of living conditions is central to the issues raised by these appeals. Accordingly, I have imposed some conditions to protect living conditions of the occupiers of the upper floors.
- 47. Conditions on the life of the permission, drawings and material are included in terms of certainty and to control the appearance of the external alterations.
- 48. Given the importance of the provision of cycle parking within the building I have imposed a condition ensuring an appropriate number of spaces and the dimensions of the proposed racks to ensure that they can be adequately accommodated. I have imposed another condition requiring adherence to the Building Regulations to enable access for all.
- 49. In line with the comments of the Metropolitan Police I have imposed planning conditions designed to ensure the personal safety of pupils attending the school and users of the footway. This seems an appropriate measure in line with Guidance given the constraints of this site.
- 50. Finally, the Council has included a series of planning conditions designed to control the school use specific to its D1 use class, personal to the education provider and the number of pupils.
- 51. I have imposed a condition controlling the use of the appeal site to within Class D1, education, as the policy context has changed since the original permission 13/2798/F was granted permission which was unfettered. Both the National Planning Policy Framework, the London Plan and the Local Plan are clear on the protection of health and well being. This is an important consideration in respect of the living conditions of occupiers of the upper floors.
- 52. The other matters would be controlled through the registration of the premises with both the DFE and Ofsted. The inclusion of planning conditions would duplicate controls managed through other legislation. For this reason, I do not consider that they would fulfil the tests laid out in Guidance.
- 53. Finally, notwithstanding the comments of the appellant, I consider that a condition controlling the hours of operation of the site would be appropriate to protect the living conditions of the occupiers of the upper floors. The suggested hours would be sufficient to allow the operation of the use for large parts of the

weekend and would still allow summer schools but in turn protect the living conditions of occupiers of the flats above.

Stephen Wilkinson

INSPECTOR

Appeal A Ref: APP/E5330/W/20/3245414

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted.
2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below: 8502-01 Rev C; 8502-02 Rev J; 8502-04; 8502-06 Rev G; 8502-07 Rev F; 8502-09 Rev C; 8502-16; 8502-17 Rev B; 8502-18 Rev C; 8502-21; 8502-22; 13-124/D112 Rev D; 13-124/D118 Rev A; 001-375; Design and Access Statement dated October 2019 Rev 2.2; Planning Statement dated October 2019; Response to Planning Letter (Sumus Education); Falco Level Premium+ (cycle parking details); Heritage Impact Assessment dated October 2019; Q190420/MO4 (Kitchen Supply and Extract Ventilation), Lynx AC (Technical data for Fan model) - Airclean Atomising Odour Neutraliser/Masker specifications, Airclean BaffleType Grease Filters specifications and External Products and Finishes.
3. The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the D1 use hereby approved shall be restricted to Educational Facility and no other uses within the D1 Use Class, without the prior written approval from the Local Planning Authority.
5. No development shall take place until a new proposed roof plan has been submitted to, and approved in writing by, the local planning authority. The proposed roof plan must clarify the existing and proposed positions of the plant and extraction equipment at roof level. The scheme shall thereafter be implemented in complete accordance with the approved details.
6. Prior to the commencement of the use, full details of the cycle parking facilities must be submitted to and approved in writing by the local planning authority, including details of the dimensions of the cycle storage room and of the double stacking bike system that fits within.
7. A minimum of 16 secure and dry cycle parking spaces shall be provided within the development for the education use only.
8. All cycle parking spaces shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development and maintained thereafter for the lifetime of the development.
9. Prior to the occupation of the development, drawings illustrating that the D1 use in the development hereby permitted, comply with Building Regulations requirements M1, M2 and M3, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

The development shall be carried out and retained for the lifetime of the development in accordance with the approved details

10. The D1 (educational facility) unit hereby permitted shall not operate outside of the following hours:

- Monday-Friday - 0700am to 9.00pm
- Saturdays – 9.00am to 3.00pm

11. No development shall commence on site until details of security measures have been submitted to and approved in writing by the Local Planning Authority in accordance with the standards set out by Secured by Design. The approved security measures must be implemented prior to the occupation of the development.

12. Prior to the first occupation of the units hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design, for the building has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

13. Prior to the commencement of the use hereby approved, vision panels must be included within the outward opening doors over the private forecourts along Wellington St and Polytechnic St.

Appeal B Ref: APP/E5330/W/20/3251833

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted.
2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below: 8502-01 Rev C; 8502-02 Rev J; 8502-04; 8502-06 Rev G; 8502-07 Rev F; 8502-09 Rev C; 8502-16; 8502-17 Rev B; 8502-18 Rev C; 8502-21; 8502-22; 13-124/D112 Rev D; 13-124/D118 Rev A; 001-375; Design and Access Statement dated October 2019 Rev 2.2; Planning Statement dated October 2019; Response to Planning Letter (Sumus Education); Falco Level Premium+ (cycle parking details); Heritage Impact Assessment dated October 2019; Q190420/MO4 (Kitchen Supply and Extract Ventilation), Lynx AC (Technical data for Fan model) - Airclean Atomising Odour Neutraliser/Masker specifications, Airclean BaffleType Grease Filters specifications and External Products and Finishes.
3. The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the D1 use hereby approved shall be restricted to Educational Facility and no other uses within the D1 Use Class, without the prior written approval from the Local Planning Authority.
5. No development shall take place until a new proposed roof plan has been submitted to, and approved in writing by, the local planning authority. The proposed roof plan must clarify the existing and proposed positions of the plant and extraction equipment at roof level. The scheme shall thereafter be implemented in complete accordance with the approved details.
6. Prior to commencement of the use, full details of the cycle parking facilities must be submitted to and approved in writing by the local planning authority, including details of the dimensions of the cycle storage room and of the double stacking bike system that fits within.
7. A minimum of 16 secure and dry cycle parking spaces shall be provided within the development for the education use only.
8. All cycle parking spaces shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development are maintained thereafter for the lifetime of the development
9. Prior to the occupation of the development, drawings illustrating that the D1 use in the development hereby permitted, comply with Building Regulations requirements M1, M2 and M3, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

The development shall be carried out and retained for the lifetime of the development in accordance with the approved details

10. The D1 (educational facility) unit hereby permitted shall not operate outside of the following hours:

- Monday-Friday -0700am to 9.00pm
- Saturdays – 9.00am to 3.00pm

11. No development shall commence on site until details of security measures have been submitted and approved in writing by the Local Planning Authority in accordance with the standards set out by Secured by Design. The approved security measures must be implemented prior to the occupation of the development.

12. Prior to the first occupation of the units hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design, for the building has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

13. Prior to the commencement of the use hereby approved, vision panels must be included within the outward opening doors over the private forecourts along Wellington St and Polytechnic St.

Appeal C Ref: APP/E5330/W/20/3257735

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted.
2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below: 8502-01 Rev C; 8502-02 Rev K; 8502-04; 8502-06 Rev G; 8502-07 Rev F; 8502-09 Rev C; 8502-16 Rev B; 8502-17 Rev C 8502-18 Rev C; 8502-21; 8502-22;001-375; Design and Access Statement dated October 2019; Planning Statement dated April 2020; Falco Level Premium+ (cycle parking details); Heritage Impact Assessment dated October 2019; Q190420/MO4 (Kitchen Supply and Extract Ventilation), Lynx AC (Technical data for Fan model 9.7 Speed) - SLC450-1EC (9.7 Speed); External Products and Finishes; LPL731D-3; John D Wood Marketing Letter dated 25 October 2019; Airclean Atomising Odour Neutraliser/Masker specifications, Airclean BaffleType Grease Filters specifications and Planning Response letter from Sumus Education.
3. The materials to be used for the external surfaces of the development hereby permitted shall match those of the existing building. All new works and works of making good to the retained fabric shall be finished to match the adjacent work unless otherwise stated on the approved drawings.
4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the D1 use hereby approved shall be restricted to Educational Facility and no other uses within the D1 Use Class, without the prior written approval from the Local Planning Authority.
5. Prior to commencement of the use, full details of the cycle parking facilities must be submitted to and approved in writing by the local planning authority, including details of the dimensions of the cycle storage room and of the double stacking bike system that fits within.
6. A minimum of 16 secure and dry cycle parking spaces shall be provided within the development for the education use only.
7. All cycle parking spaces shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development are maintained thereafter for the lifetime of the development
8. Prior to the occupation of the development, drawings illustrating that the D1 use in the development hereby permitted, comply with Building Regulations requirements M1, M2 and M3, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

The development shall be carried out and retained for the lifetime of the development in accordance with the approved details

9. The D1 (educational facility) unit hereby permitted shall not operate outside of the following hours:

- Monday-Friday -0700am to 9.00pm
- Saturdays – 9.00am -3.00pm

- 10.No development shall commence on site until details of security measures have been submitted and approved in writing by the Local Planning Authority in accordance with the standards set out by Secured by Design. The approved security measures must be implemented prior to the occupation of the development.
- 11.Prior to the first occupation of the units hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design, for that building has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.
- 12.Prior to the commencement of the use hereby approved, vision panels must be included within the outward opening doors over the private forecourts along Wellington St and Polytechnic St.