



Appeal Decisions

Site visit made on 8 November 2022

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 June 2023

Appeal A Ref: APP/D3125/W/21/3285136

26 Park Road, North Leigh, OX29 6RX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by Mr Robert Sutton against the decision of West Oxfordshire District Council.
- The application Ref 21/01887/FUL, dated 23 May 2021, was approved on 20 August 2021 and planning permission was granted subject to conditions.
- The development permitted is described as "Demolition of existing bungalow. Construction of a two storey dwelling."
- The conditions in dispute are No's 3, 4, 5, 7, 8, 9, 10 and 11 which state that:
 - (3) *The external walls shall be constructed of artificial stone or similar material in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.*
 - (4) *Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.*
 - (5) *The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.*
 - (7) *Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.*
 - (8) *That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.*

(9) The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

(10) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority

(11) No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for: I The parking of vehicles for site operatives and visitors II The loading and unloading of plant and materials III The storage of plant and materials used in constructing the development IV The erection and maintenance of security hoarding including decorative displays V Wheel washing facilities VI Measures to control the emission of dust and dirt during construction VII A scheme for recycling/disposing of waste resulting from demolition and construction works.

- The reasons given for the conditions are:

(3) To safeguard the character and appearance of the area.

(4) To ensure the architectural detailing of the buildings reflects the established character of the area. NB. The windows shall be balanced casements.

(5) To ensure the architectural detailing of the building reflects the established character of the locality.

(7) To provide new features for roosting bats and nesting birds, and ensure permeability for hedgehogs, as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

(8) To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

(9) To ensure a safe and adequate access.

(10) To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

(11) To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts

Appeal B Ref: APP/D3125/W/22/3293131

26 Park Road, North Leigh OX29 6RX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by Mr Robert Sutton against the decision of West Oxfordshire District Council.
- The application Ref 21/03503/FUL, dated 26 October 2021, was approved on 21 December 2021 and planning permission was granted subject to conditions.
- The development permitted is described as "demolition of existing bungalow and erection of a dwelling with detached garage."
- The conditions in dispute are No's 3, 4, 5, 7, 8, 9, 10, 11 and 12 which state that:
(3) The external walls shall be constructed of artificial stone or similar material in accordance with a sample panel which shall be erected on site and approved in writing

by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.

(4) Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

(5) The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

(7) Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

(8) That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

(9) The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

(10) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority

(11) No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for: I The parking of vehicles for site operatives and visitors II The loading and unloading of plant and materials III The storage of plant and materials used in constructing the development IV The erection and maintenance of security hoarding including decorative displays V Wheel washing facilities VI Measures to control the emission of dust and dirt during construction VII A scheme for recycling/disposing of waste resulting from demolition and construction works.

(12) The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

- The reasons given for the conditions are:

- (3) To safeguard the character and appearance of the area.*
 - (4) To ensure the architectural detailing of the buildings reflects the established character of the area. NB. The windows shall be balanced casements.*
 - (5) To ensure the architectural detailing of the building reflects the established character of the locality.*
 - (7) To provide new features for roosting bats and nesting birds, and ensure permeability for hedgehogs, as biodiversity enhancements in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.*
 - (8) To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.*
 - (9) To ensure a safe and adequate access.*
 - (10) To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.*
 - (11) To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.*
 - (12) To ensure that adequate car parking facilities are provided in the interests of road safety.*
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Decision

1. Appeal A is allowed and the planning permission Ref 21/01887/FUL for "Demolition of existing bungalow. Construction of a two storey dwelling" at 26 Park Road, North Leigh, OX29 6RX granted on 20 August 2021 by West Oxfordshire District Council, is varied subject to the schedule of conditions set out in Appendix 2 at the end of this document.
2. Appeal B is allowed and the planning permission Ref 21/03503/FUL for "demolition of existing bungalow and erection of a dwelling with detached garage" at 26 Park Road, North Leigh, OX29 6RX granted on 21 December 2021 by West Oxfordshire District Council, is varied subject to the schedule of conditions set out in Appendix 3 at the end of this document.

Main Issue

3. The main issue is whether the conditions are reasonable and necessary having regard to the character and appearance of the area, biodiversity, drainage, highway safety, contaminated land and construction management.

Reasons

Character and Appearance

4. Conditions 3, 4 and 5 in both appeals relate to external materials and window details.
5. The appeal site is located in a predominantly residential area characterised by detached dwellings. The properties vary considerably in their individual design characteristics and form; however, many properties are single storey and are finished in stone cladding, buff brick and render. Properties are largely set back from the road behind front gardens and parking areas.

6. The submitted drawings do not detail the proposed materials or finished window detail. Whilst the submission states that the materials to be used would be Cotswold stone effect brick work, this has not been detailed on the approved drawings. A condition would therefore have been required in order to ensure that appropriate materials would be used in the development.
7. The Council have requested a condition that requires a panel to be constructed on site and have raised concerns regarding the detailing of the brick work and have sighted nearby examples.
8. I have had regard to the appellants submission relating to the condition not being necessary due to the varied materials and designs locally, however due to the lack of information on the approved drawings, the condition relating to materials is necessary in order to ensure the character and appearance of the area is safeguarded. A variety of materials and the standard of materials locally is not reason to allow a poor standard of material in new development, as such the conditions is reasonable and necessary. Additionally, as there are no details of the windows on the approved drawings, the conditions relating to window detail and depth are also necessary in order to ensure the final design would not be harmful to the character and appearance of the final dwelling and the wider area.
9. I conclude that, without the conditions, the proposals would adversely affect the character and appearance of the area and host building. As such they would be contrary to Policy OS4 of the West Oxfordshire Local Plan 2031 (2018) (LP) and the guidance contained within the West Oxfordshire Design Guide (2016) (DG) which seek, amongst other things to ensure that developments demonstrate high quality, inclusive and sustainable design.

Biodiversity

10. LP Policy EH3 states that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity. There is no requirement within this policy for the location of the development to be within a particularly sensitive area. Paragraph 174 of the Framework requires that developments contribute to and enhance the local environment. Planning Practice Guidance¹ (PPG) defines biodiversity net gain as measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity gain can be achieved on-site, off-site or through a combination of on-site or off-site measures.
11. The appeal submission includes a Preliminary Ecological Appraisal (PEA) which concludes that the site is of a limited ecological value. The PEA provides a recommendation for enhancements in the form of planting native and wildlife-friendly species and bat and bird boxes being located on the new buildings. The submitted drawings are limited and do not detail any of the enhancements noted within the PEA.
12. On the evidence before me, it appears that the need for biodiversity enhancements arises from the development. In their submission the appellant offers alternative wording that would allow for bird and bat boxes to be included throughout the site, rather than on the proposed dwelling. The Council are content that the wording of the condition could be less restrictive and still

¹ Paragraph: 020 Reference ID: 8-020-20190721 (2019)

deliver biodiversity enhancement. I have no reason to dispute this as an altered condition would still require biodiversity enhancements be provided.

13. I conclude that, without the condition, the proposals would adversely affect the biodiversity of the area. However, the replacement of the conditions with less restrictive wording would ensure that enhancements are secured and retained. The proposals would therefore comply with LP Policy EH3 which, amongst other things, seeks to ensure that developments protect and enhance biodiversity. The proposal would also be contrary to Paragraph 180 of the Framework which seek to ensure that proposals conserve and enhance biodiversity.

Drainage

14. Condition 8 in both appeals specify that a surface water drainage scheme be submitted. The appellant argues that it is not clear why these conditions have been applied and that they are unnecessary as the proposal would improve the drainage at the site as the floor area of both proposals would be less than the existing dwelling and that existing tarmac areas would be replaced by permeable paving.
15. Appeal A would see a potential improvement in surface water drainage at the site via a reduction in floor space and in non-permeable surfaces. However, in order to accommodate the alternative design of Appeal B excavations works that would change the level of the site would be required. This could have implications on the surface water drainage of the site.
16. As such, Condition 8 is not necessary with regards to Appeal A, however, it necessary and reasonable with regards to Appeal B. The removal of the condition in relation to Appeal B would be contrary to LP Policy EH7 which seeks to ensure that developments provide sustainable drainage systems to manage run-off.

Highway Safety

17. Condition 9 in both appeals relate to the submission of details for the proposed access. Condition 12 in Appeal B relates to the construction and retention car parking within the appeal site.
18. The appeal site already benefits from a dropped kerb access and drive. From reviewing the approved drawings, the proposed developments would not alter the existing access. However, as the area to the front of the proposed dwelling would be utilised for parking and laid with permeable paving, in order to ensure that adequate parking would be provided and that this would be constructed and completed prior to the use of the dwelling a condition is required. The use of permeable paving is identified on the approved plans, as such I do not details of the construction, laying out and surface is necessary.
19. I conclude that, without the condition, the proposals would adversely affect highway safety. However, the replacement of the conditions with altered wording would ensure that adequate parking is secured and retained. The proposals would therefore comply with LP Policy OS2 which, amongst other things, seeks to ensure that developments provide a safe vehicular access.

Contaminated Land

20. Condition 10 in both appeals relate to contaminated land. These conditions require the submission of details if contamination is found during the course of the development.
21. Should contamination be discovered, this would need to be dealt with in a manner that would safeguard both future users and neighbouring occupiers. Impacts on these parties are material planning considerations and I therefore consider that the condition is reasonable and necessary.
22. Without the condition, the proposals would be contrary to LP Policy EH8 which seeks, amongst other things, to ensure that any contaminated land is remediated.

Construction Management Plan

23. Condition 11 on both appeals relate to the submission of a Construction Management Plan (CMP).
24. The appeal site is located in a predominantly residential area. I consider that the condition is necessary in order to ensure that there are no harmful effects on the living conditions of neighbouring occupiers or highway safety during the construction and lifetime of the development. Whilst I note that no objections have been raised with regards to the proposed developments from Highways Officers or other Council departments, I am mindful that construction works in residential areas can have a harmful impact on nearby occupiers.
25. I have had regard to the alternative wording provided by the appellant, however the use of wording such as 'as far as reasonably possible' is imprecise and unenforceable.
26. Without the condition, the proposals would be contrary to LP Policies OS2 and OS4 which seek, amongst other things, to ensure that developments do not harm the enjoyment of land and nearby buildings.

Conditions

27. In the event that the appeals were to be allowed, new planning permissions would be created. The guidance in the national Planning Practice Guidance (PPG) makes clear that decision notices for the grant of planning permission under section 73 should also repeat other relevant conditions from the original planning permission. In addition to the conditions in dispute the planning permissions included conditions relating to the commencement of development, approved plans and water consumption. I have reviewed these conditions and consider them to be reasonable and necessary.
28. I have altered the wording of some of the conditions in order for them to comply with the PPG.

Conclusion

29. For the reasons given above, I conclude that both appeal A and appeal B should succeed. I will grant a new planning permission without condition no 8, alterations to conditions 7 and 9 and minor modification to conditions for appeal A. I will grant a new planning permission with altered wording and minor modification to conditions for appeal B

Tamsin Law

INSPECTOR

Appendix 1

List of those who have appealed

Reference	Case Reference	Appellant
Appeal A	APP/D3125/W/21/3285136	Mr Robert Sutton
Appeal B	APP/D3125/W/22/3293131	Mr Robert Sutton

Appendix 2

Appeal A – 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: Park 101 Proposed Site Plans, p4buk/357750/485928 Location Plan, Park 102 Floor Plans – Proposed, Park 102 Proposed Roof Plan, Park 102 Elevations – Proposed, Park 103 Proposed Street Scene Streetscape, 19 1766 TPP 001 Tree Plan, Park 104 Site Layout Plan.
- 3) The external walls shall be constructed of artificial stone or similar material in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
- 4) Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
- 5) The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
- 6) No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.
- 7) Before the erection of any external walls, details of the provision of bat roosting features and integrated nesting opportunities for birds within the site, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a drawing/s showing the types of features, their locations within the site and a timetable for their provision. The approved details shall be implemented before the dwelling hereby approved is first occupied and thereafter permanently retained.
- 8) Prior to the first beneficial use of the development hereby permitted the means of access and parking area shall be constructed, laid out, surfaced and drained in accordance with Park 104 Site Layout Plan. The access and parking area shall be retained as such in perpetuity.

- 9) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
- 10) No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for: I The parking of vehicles for site operatives and visitors II The loading and unloading of plant and materials III The storage of plant and materials used in constructing the development IV The erection and maintenance of security hoarding including decorative displays V Wheel washing facilities VI Measures to control the emission of dust and dirt during construction VII A scheme for recycling/disposing of waste resulting from demolition and construction works.

Appendix 3

Appeal B – 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: p4buk/357750/485928 Location Plan, Park 202 Floor Plans - Proposed, Park 304 Site Plans, Park 305 Floor Plans – Proposed, Park 305 Proposed Roof Plan, Park 306 Elevations – Proposed, Park 307 Proposed Cross Section, Park 308 Garage Elevations – Proposed, Park 308 Garage Floor Plans – Proposed, and Park 308 Garage Roof Plan.
- 3) The external walls shall be constructed of artificial stone or similar material in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
- 4) Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
- 5) The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
- 6) No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.
- 7) Before the erection of any external walls, details of the provision of bat roosting features and integrated nesting opportunities for birds within the site, and hedgehog gaps/holes under/through walls and/or fences, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a drawing/s showing the types of features, their locations within the site and a timetable for their provision. The approved details shall be implemented before the dwelling hereby approved is first occupied and thereafter permanently retained.
- 8) Prior to the commencement of the development hereby permitted, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with

the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

- 9) Prior to the first beneficial use of the development hereby permitted the means of access and parking area shall be constructed, laid out, surfaced and drained in accordance with Park 304 Site Layout Plan. The access and parking area shall be retained as such in perpetuity.
- 10) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
- 11) No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for: I The parking of vehicles for site operatives and visitors II The loading and unloading of plant and materials III The storage of plant and materials used in constructing the development IV The erection and maintenance of security hoarding including decorative displays V Wheel washing facilities VI Measures to control the emission of dust and dirt during construction VII A scheme for recycling/disposing of waste resulting from demolition and construction works.