



Appeal Decision

Site visit made on 7 November 2023

by C Dillon BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 January 2024

Appeal Ref: APP/P2935/W/23/3328252

On the Beach, Harbour Road, Beadnell NE67 5AN

- 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 Mr & Mrs Alistair Sundin against the decision of Northumberland County Council.
 - The application Ref: 21/04346/FUL, dated 28 October 2021, was refused by notice dated 26 April 2023.
 - The development proposed is described as "replace existing building (3 No. flats/ 14 No. bed sit spaces) with 3 No. detached houses with 18 bed spaces to be used as holiday accommodation (as amended 20th April 2023)"
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Decision

1. The appeal is allowed, and planning permission is granted for the replacement of an existing building (3 No. flats/14 No. bed sit spaces) with 3 No. detached houses with 18 bed spaces to be used as holiday accommodation at On the Beach, Harbour Road, Beadnell NE67 5AN in accordance with the terms of the application, Ref: 21/04346/FUL, dated 28 October 2021, subject to the conditions listed in the attached schedule.

Preliminary Matters

2. Since the appeal was lodged, a revised National Planning Policy Framework (the Framework) has been published. I have made my determination against that updated national policy context. However, the relevant changes relate to formatting and do not raise any new matters which are determinative to the outcome of this appeal.
3. The appeal site is located within the Beadnell Conservation Area, close to Grade II listed Bark Pots. Therefore, I have had regard to the provisions of section 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. The Council's evidence confirms that there would be likely to be significant effects on the Northumbria Coast SPA and Ramsar Site (the NCSPA and NCRS) and the Lindisfarne Special Protection Area and Ramsar Site (LSPA and LRS). I address that matter later as part of my statutory duty under the terms of the Conservation of Habitats and Species Regulations (2017) (The Habitat Regulations).
5. The appeal site is located within the Northumberland Coast Area of Outstanding Natural Beauty (AONB). Since the appeal was lodged that designation has been re-branded to that of a National Landscape. That change does not have any implications on the interpretation and application of relevant national and local policies.

6. During the course of the appeal, the Council confirmed that a planning obligation to secure a contribution towards coastal protection was no longer necessary. In the absence of any evidence to the contrary, the appeal has been determined on that basis.

Main Issues

7. The main issues for this appeal are:

- whether or not the appeal proposal would preserve or enhance the character and appearance of the Beadnell Conservation Area, with particular regard to its density and appearance; and
- the effect on the qualifying features and integrity of the NCSA, NCRS, LSPA and LRS.

Reasons

Character and appearance of Conservation Area

8. The appellant seeks the replacement of an existing building used as holiday-let flats with three detached two storey self-catering holiday-let units and associated outdoor space. Although the number of self-contained units would remain the same, there would be an overall increase of 4 bedspaces.
9. The existing building occupies a front of line beachside position just off Harbour Road, a main route through Beadnell. As such, the appeal site is very prominent in the view across the adjacent green located at one of the coastal edge gateways of this historic Northumbrian fishing village. The submitted evidence demonstrates that the appeal site was not built upon until the post war period. The adjacent plots comprise single, detached post war commercial and residential properties that occupy almost the full width of their respective plots.
10. The significance of the Beadnell Conservation Area is derived from its rich development history. Its architectural, historic and cultural interest is primarily above-ground, focused on the medieval village core and the small harbour. Its relationship with its setting in terms of its local geology, topography, history, spatial pattern, architectural and landscape character is enhanced by the clarity of a long history of agriculture, fishing and more recently tourism.
11. There are a mixture of buildings within the locality in terms of age, size, scale, design and materials as a result of the incremental evolution of post war 20th century development along Harbour Road from the historic core, including some recent developments which are not too dissimilar to the appeal proposal. The Council's evidence recognises that these are of no architectural merit and do not accord with the surrounding landscape context. It is accepting that the appeal proposal's density, verticality, and uniformity of design are not uncharacteristic of local character and distinctiveness of such development further along Harbour Road beyond the Conservation Area.
12. I observed that the variety of those post war developments inform the setting of the appeal site and wider conservation area. Crucially, it is not until further into the historic core of the conservation area, away from the appeal site that a greater visual consistency, finer grain and intimacy in terms of scale, design and layout can be experienced.

13. The appeal site is prominent in the view when looking outwards to the North Sea and also on approach to the mainland. By virtue of its large footprint and height, the existing building dominates the presence of the appeal site within its extensive coastal context. Owing to its origins and additions, the building is of negligible architectural merit. The submitted evidence and my site observations do not lead me to find that the appeal site contributes to the architectural, historic or cultural significance of this conservation area.
14. Pertinently, the Beadnell Character Appraisal (the Appraisal) corroborates this. It does not identify the appeal building as being of architectural merit or of significance to the character and appearance of this conservation area. Moreover, there is no dispute that its removal would have a positive impact on this heritage designation's character and appearance.
15. The proposed plans show a row of three very similar, vertically proportioned two storey buildings which would occupy a greater span of the site than the existing developed parts of the site. The number of independent units would not increase, and the number of bedrooms would not be significantly greater than the existing units, albeit they would be split across three detached buildings.
16. The proposed spacing of buildings would not be inconsistent with the rhythm for the area. The detached nature of the proposed units would break up the resulting built form. Glimpses between the proposed units would provide some visual relief to what would otherwise be a built up frontage and could be secured and preserved through a planning condition to manage boundary treatment. An adequate level of private outdoor space and car parking provision would remain to serve guests. Moreover, there would be appropriate privacy and outlook for occupants of both existing and proposed units. Hence, I do not concur with the Council that the appeal proposal would represent the over development of the appeal site in terms of its density.
17. The proposed finer vertical emphasis in terms of the units' respective widths, exposed gable elevations, chimneys, ridge finials and fenestration design would differ to the appeal site's immediate neighbours and the horizontal emphasis typical of the other post war development found further along Harbour Road. However, the proposed units would be viewed next to the shallow but wide span roof of the neighbouring property, The Beach House, and bungalows on one side, and the exposed grassland and dunes to the other. However, the scheme's overall height would not be significantly different to that existing inconsistent situation.
18. The submitted plans show that the proposed units share a very common outward appearance. The variety of architectural styles here and further along Harbour Road means that there is not a clearly defined character in the immediate environs of the appeal site. Nonetheless, the scheme could be better reflective of the more incremental and varied development within this part of the conservation area. It could also avoid an overly suburban appearance.
19. These matters could be addressed through the use of planning conditions to manage on a plot by plot basis the palette of external materials, design of windows and doors, colour finishes, boundary treatment and landscaping. Subject to these conditions, the overall design would not be jarring with this exposed maritime context.

20. Crucially, subject to these conditions the submitted evidence and my site observations do not lead me to find that the loss of the existing building and the density and appearance of its successors would be harmful to its important heritage context and the significance attached to that. Furthermore, I do not find any conflict with the management recommendations in the Appraisal.
21. In the absence of any harm, I find that the appeal proposal would preserve the character and appearance of the Beadnell Conservation Area, with particular regard to its density and appearance.
22. In paying special attention to the desirability of preserving and enhancing the Beadnell Conservation Area, the provisions of the Act would be met. In terms of the Framework's approach to designated heritage assets, in the absence of harm, the appeal scheme does not need to be justified by any public benefits.
23. Policy ENV 9 of the Northumberland Local Plan (the Local Plan) requires regard is had to historic densities and patterns of development, the design, positioning, grouping, form, massing, scale, features, detailing and existing materials. Policy QOP 1 of that Plan requires regard is had to the pattern of plots and building widths as well as the prevailing form, scale, massing and the area's distinctive local architectural styles, detailing and materials. Policy QOP 2 of the Local Plan requires the physical presence and design of development to preserve the character of the area and not have a visually obtrusive or overbearing impact on neighbouring uses. The supporting text to Policy 5 of the North Northumberland Coast Neighbourhood Plan (the NNCNP) recognises the importance of building heights. Subject to compliance with the design related conditions identified earlier, I do not find any conflict with those policies.

Habitat Regulations

24. The interest features of the NCSPA and NCRS are its internationally important breeding bird population¹ and migratory and wintering bird populations². The special interest features of the LSPA are its internationally important migratory and wintering bird populations³ and internationally important breeding populations⁴. The special interest features of the LSR are the extensive intertidal flats, together with a large area of saltmarsh and major sand dune system with well-developed dune slacks. The LRS also has a wintering waterfowl assemblage of international importance and internationally important migratory and wintering bird populations⁵.
25. The Council has confirmed that as there would not be a net-increase in the number of residential units and the increase in bedspaces is consistent with the maximum occupancy possible for the existing flats, further indirect impacts on designated sites within the appeal site's zone of influence are not anticipated. Therefore, pursuit of a financial contribution towards their mitigation strategy would be unjustified. Natural England have raised no objection to that stance.
26. Nonetheless, the submitted evidence does confirm that without any appropriate mitigation, there would be likely direct significant effects on the integrity of

¹ Little Tern and Artic Tern.

² Purple Sandpiper and Turnstone.

³ Bar-tailed Godwit, Common Scoter, Dunlin, Eider and Golden Plover, Grey Plover, Greylag Goose, Light-bellied Brent Goose, Long-tailed Duck, Red-breasted Merganser, Redshank, Ringed Plover, Sanderling, Shelduck, Whooper Swan and Wigeon.

⁴ Little tern and Roseate Tern.

⁵ Light-bellied brent Goose, Wigeon, Redshank, Ringed Plover, Greylag Goose, Bar-tailed Godwit

these Sites' individual qualifying features, their conservation and current condition. This could arise from increased disturbance from noise, off-lead dogs and increases in recreational activities associated with the occupation of the appeal site.

27. The submitted evidence demonstrates that the submission, agreement and implementation of a Construction Environmental Management Plan (CEMP) including seasonal restrictions to noisy works, pollution control and noise abatement measures and also the implementation of dog-proof fencing would reduce all of the identified impacts to a de minimis level or avoid them altogether. Crucially, the Council and Natural England are in agreement that given the proposed limited scale and increased intensity of occupation, these measures would be appropriate mitigation which could be secured through planning conditions.
28. Overall, I am satisfied beyond all reasonable scientific doubt that these are appropriate mitigation measures which would be effective in avoiding the identified likely significant effects. Consequently, I find that there would be no residual adverse effects on the integrity of these Sites. Furthermore, this mitigation could be secured in a timely manner according to the specific requirements relating to each identified effect through the imposition of an appropriately worded planning condition.
29. Accordingly, subject to this the proposal, alone or in-combination with other plans and projects, would not have an adverse effect on the qualifying features and integrity of the NCSPA, NCRS, LRS and LSPA. The appeal scheme would therefore meet the provisions of the Habitat Regulations and would not conflict with the development plan in that respect.

Other Matters

30. The Grade II listed Bark Pots is located a little further along the coastline. This designated heritage asset is historically and culturally significant for its association with Northumberland's fishing industry, which has medieval origins. Its special interests are derived from its rarity, longevity and age given its survival as a very early example of a once widespread process designed to preserve items associated with the pre-modern fishing industry. Furthermore the main elements of this tannin extraction process are preserved in situ, including hearths, pots and chimneys.
31. In having special regard to preserving the setting of this listed building, the submitted evidence confirms that it is intrinsically linked to the use of Beadnell Haven as a small fishing port. Its coastal setting informs its significance. The wider setting of Bark Pots, including the appeal site was largely undeveloped at the time of its construction. This setting has subsequently undergone considerable change and redevelopment which makes no positive contribution to how it is currently experienced and understood. The appeal site is largely obscured by intervening development and there is no evidence of any physical or functional connections between it and Bark Pots. As such, the appeal site makes no contribution to the setting of Bark Pots.
32. Consequently, the proposed development would preserve the significance, character and special historic and architectural interest of Bark Pots. There is no conflict with the Act in that regard. Furthermore, in the absence of any such harm there is no conflict with the Framework or the Local Plan.

33. The appeal scheme involves the redevelopment of a previously developed site immediately adjacent to the defined settlement boundary for a tourism generation use of a similar intensity to its existing use. The scope of my determination can extend only to the particular development before me. Its proposed scale meets the Neighbourhood Plan's definition of small scale. As such, in line with Policy STP1 of the Local Plan this is a proportionate level of development and is a type of economic use which is generally supported Policy ECN 15 by virtue of its scale and location.
34. There is no substantiated basis for me to dispute the Council's assessment that the proposed access and parking arrangements are acceptable and would result in some improvement to the existing situation. There is no evidence before me which clearly demonstrates that the proposal, which would be of a similar intensity of use to the existing building, would exacerbate climate change.
35. I am satisfied that given the orientation of the roof slopes the proposed roof lights would be positioned in a manner which would minimise the potential for any light pollution to a tolerable level. The submitted counter evidence does not adequately substantiate that there would be a significant increase in light pollution where the potential for some light spill from the existing use of the site and its neighbours already exists. The Council's reasons for refusal do not extend to harm to the National Landscape. In the absence of harm to the character and appearance of the area, there is no basis for me to dispute the Council's assessment on the effect on that National Landscape designation's scenic qualities. There is no conflict with Policy 2 of the NNCNP or the Framework in that regard.
36. The Council is satisfied with the submitted coastal vulnerability assessment. The lead authority on coastal erosion and protection has not raised objections to the appeal scheme and the evidence before me does not indicate that I should dispute the Council's assessment in that regard. I have addressed the Council's altered stance earlier. The proposal is consistent with the provisions of Policies WAT 3 and WAT 5 of the Local Plan.
37. I am satisfied that any land contamination issues may be sufficiently addressed through a suitably worded planning condition and would enable the appeal proposal to accord with Policies POL 1 and POL2 of the Local Plan. Furthermore, there are currently no mandatory local or national policy requirements in respect to securing biodiversity net-gain through the appeal site.

Conditions

38. In addition to the standard time limit, a condition requiring the development to be carried out in accordance with the approved plans specified is necessary as it provides certainty. Condition Nos 5, 20, 21 and 28 requiring that external materials, boundary treatment are agreed, and refuse is stored in the designated area is necessary to ensure that the proposal is appropriate to the character and appearance of the area. Condition No 6 is necessary to protect the scenic qualities of the Northumberland Coast National Landscape.
39. Condition Nos 8 and 11 are necessary in the interests of protecting biodiversity interests. Condition No 9 and 20 are necessary in order to secure appropriate mitigation to satisfy the requirements of the HRA. Condition No 10 is necessary to secure the agreement and implementation of an appropriate landscaping scheme in the interests of protecting and enhancing the character and

appearance of the area and biodiversity interests. To secure sustainable drainage, condition Nos 7 and 25 are necessary. To address any contamination and hazardous gases relating to the site condition Nos 12, 13, 14, 15 and 16 are necessary. To manage adverse effects on living conditions of occupants of neighbouring properties during the demolition and construction phase condition Nos 17, 18 and 27 are necessary.

40. Condition No 19 is necessary to control the occupancy of the appeal proposal as it is an area within which new housing needs to be justified under the policy exceptions of the NLP. To reduce the need to travel and facilitate sustainable modes of transport condition Nos 3, 24 and 26 are necessary. In order to secure a sustainable development in terms of minimising effects on climate change condition No 4 is necessary. Condition Nos 22, 23 and 27 are necessary in the interests of highway safety.

41. The appellant is agreeable to condition Nos 5, 7, 10, 12, 18, 21 and 27 being worded as pre-commencement conditions. I am satisfied that it is necessary for these to be discharged in advance of the development's commencement to ensure a satisfactory development is secured. I have revised the Council's wording of condition 8 to clarify that this is not a pre-commencement condition as such a requirement would not be justified in that instance. The Council's suggested wording for condition Nos 17, 18 and 19 would weaken their effectiveness and is a matter which would need to be agreed through a formal application to vary or not comply with it. I have also reworded these accordingly.

Conclusion

42. In view of my findings, I have found no conflict with the development plan as a whole. Furthermore, subject to the identified mitigation, the appeal scheme meets the requirements of the Habitat Regulations.

43. For the reasons given above, I conclude that the appeal should be allowed.

C Dillon

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced:
 - Proposed Site Plan 1949_P_07 Revision D
 - Proposed Ground Floor Plan 1949_P_08 Revision D
 - Proposed First Floor Plan 1949_P_09 Revision D
 - Proposed Roof Plan 1949_P_10 Revision C
 - Proposed Elevations 1949_P_11 Revision C
 - Proposed Elevations 1949_P_13 Revision B
 - Proposed Elevations 1949_P_14 Revision B
 - Coastal vulnerability assessment from Royal Haskoning referenced PC2374-RHD-ZZ-XX-RP-Z-0001
 - Construction Environmental Management Plan, On the Beach, Beadnell, E3 Ecology, 6185, June 2022
 - Ecological Appraisal and Bat Survey, On the Beach, Beadnell, E3 Ecology, 6185, June 2022
3. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

4. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp-proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.
5. Prior to commencement of development, samples of the materials to be used in the construction of the external surfaces of the holiday homes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

6. The development shall not be occupied until details of the external lighting of the buildings and external areas have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.
7. Prior to the commencement of development, a scheme for the disposal of surface water from the development which shall use sustainable drainage techniques wherever possible shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.
8. All site preparation, demolition and construction must take place in accordance with the recommendations of the report Ecological Appraisal and Bat Survey, On the Beach, Beadnell, (E3 Ecology, June 2022) including mitigation and enhancement measures and precautionary working methods.
9. All development including site preparation, demolition and construction will take place in strict accordance with the details of the report Construction Environmental Management Plan, On The Beach, Beadnell (E3 Ecology, June 2022) including strict adherence to timing restrictions for noisy works during the period October-March inclusive, visual screening of the site from the beach and the avoidance of high intensity security lighting.
10. Prior to the commencement of development, a plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species. Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development. The plan shall include details of dog-proof fencing and access gates to the beach from the properties, and prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that the fencing has been installed. That fencing shall be retained thereafter in perpetuity.
11. Prior to construction above damp-proof course level, a scheme for the provision of an integrated bird box or bat box/roosting features at a ratio of at least one per dwelling shall be submitted to and agreed in writing by the local planning authority. The scheme shall detail the location, height, orientation, numbers and specification of the provision. The scheme will be fully implemented as approved. Prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that this work has been done.
12. The development hereby permitted shall not be commenced until a scheme to deal with contamination of land or controlled waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken by a competent and qualified consultant. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:
 - a) A Phase 1 preliminary risk assessment carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The Phase 1 preliminary risk assessment shall include a desk study, site walkover and establish a 'conceptual site model'

identifying all plausible pollutant linkages. Furthermore, the assessment shall set objectives for Phase 2 intrusive site investigation works/ quantitative risk assessment (or state if none required). The Phase 1 preliminary risk assessment shall be submitted to the Local Planning Authority without delay upon completion.

- b) A Phase 2 intrusive site investigation shall be carried out to characterise the nature and extent of any land contamination fully and effectively and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. The site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
 - c) A written remediation strategy detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
13. Prior to the development being brought into use, the applicant shall submit a verification report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.
14. If, during development, contamination not previously considered is identified then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

15. No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority.

The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

16. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 15. The verification report shall be approved in writing by the LPA.
17. No external site machinery or plant shall be operated, no works of demolition or construction carried out and no deliveries received or dispatched from the site, except between the hours of:
- 0800 to 1800 on Monday to Friday and
 - 0800 to 1300 on Saturday.

No development shall take place on Sundays, Public or Bank Holidays.

18. No development shall commence, including any works of demolition, until a dust management plan has been submitted and approved in writing by the Local Planning Authority.

The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the agreed plan.

19. The accommodation subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times.
20. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is Occupied.
21. Prior to commencement of development, samples of the materials to be used in the construction of the external surfaces of the driveways shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
22. The development shall not be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.
23. The development shall not be occupied until details of the vehicular access (including materials, drainage, and visibility splays) to NCC Type A construction specification along the development frontage with no loose or unbound materials

permitted within 6.0m of the edge of the carriageway, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details and the highway including roads, kerbs and footways at the redundant access reinstated.

24. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.
25. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.
26. Prior to occupation, details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.
27. Development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:
 - i. details of temporary traffic management measures, temporary access, routes and vehicles
 - ii. vehicle cleaning facilities
 - iii. the parking of vehicles of site operatives and visitors
 - iv. the loading and unloading of plant and materials; and
 - v. storage of plant and materials used in constructing the development
28. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

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