



Appeal Decision

Site visit made on 8 July 2025

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 August 2025

Appeal Ref: APP/P1615/W/24/3355832

Forest Lodge, St. Whites Road, Cinderford GL14 3ES

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant full planning permission.
 - The appeal is made by Mr and Mrs Paul and Susan Hayes against the decision of Forest of Dean District Council.
 - The application Ref is P1958/21/FUL.
 - The development proposed is erection of 7 number dwellings, with parking and access.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 7 number dwellings, with parking and access at Forest Lodge, St Whites Road, Cinderford GL14 3ES, in accordance with the terms of the application Ref P1958/21/FUL, dated 26 November 2021, and subject to the attached schedule of conditions.

Applications for costs

2. An application for costs was made by Mr and Mrs Paul and Susan Hayes against the Forest of Dean District Council. This application is the subject of a separate Decision.

Preliminary Matters

3. An amended site layout plan accompanied the appeal. This extends the red edged land that would encompass the development site. The amended drawing includes additional landscaping and does not fundamentally alter the scheme. Nonetheless, the extended red line boundary now abuts a neighbouring property that according to the Council's consultation list was not notified of the planning application or this appeal.
4. In this case, it is my view that the appeal must be determined on the basis of the plans as originally submitted to the Council and upon which it based its decision, and which have been subject to consultation. To do otherwise would prejudice the interests of the Council, interested parties and consultees, who have not been consulted on the revised scheme and who may have observations to make. I have therefore proceeded to determine the appeal based on the site layout originally submitted.

Main Issues

5. The main issues are:
 - the effect of the proposed development on the character and appearance of the surrounding area; and
 - the effect of the proposed development on the living conditions of neighbouring occupiers, with particular regard to outlook.

Reasons

Character and appearance

6. The appeal site currently forms part of the garden of Forest Lodge. It comprises an area of sloping land, that falls away from its roadside boundary with Buckshaft Road. The site has a rear boundary facing Combe Drive, a residential street comprising, mainly, single and two storey semi-detached and terrace dwellings. The site is within the settlement of Cinderford, and is accessible to the town's services and facilities, including the local primary school, a short walk to the north-east.
7. The proposal would comprise two pairs of semi-detached houses facing Buckshaft Road and a terrace of three dwellings located towards the site's rear, adjacent to Combe Drive. The dwellings would have parking either at the front or to the side and will each have a rear garden, the depth and width of which are typical for properties of this size and in this residential context.
8. Policy CSP.5 of the Forest of Dean District Council Core Strategy (February 2012) (the Core Strategy) requires new housing sites to achieve a density that is appropriate to their surroundings. The policy's supporting text states that housing proposals will be evaluated using a density of 30 dwellings per hectare (Ha) as a reference point. However, the text further states that whilst this figure is not a standard it will be used as a guide to ensure the efficient use of land.
9. The pattern of residential development in the locality is somewhat mixed. The dwellings along Buckshaft Road primarily consist of large, detached houses set within generous plots. When viewed from the ground, these dwellings are set back and elevated above the road and visibly have a low-density appearance in the street.
10. In contrast, the dwellings to the side and rear of the appeal site, at Combe Drive, are more closely arranged, on account of them being terraces and semi-detached properties. These dwellings have shallow driveways and gardens that are, in some cases, particularly those near the road's turning head, modest in depth. When assessed on the ground and on plan form, this part of Combe Drive can be described as having a medium density.
11. The Council's Residential Design Guide (RDG), although not policy, is nonetheless relevant in this case. It expresses preferred housing densities as a range between two figures. For locations categorised as "Suburban" in the case of the appeal site, an appropriate range is between 30-60 units per Ha. The proposal would therefore comply with the RDG.
12. According to the Council the proposed development would have a density of around 38 units per Ha. This would clearly exceed the density of 30 units advised in Policy CSP.5. However, as indicated earlier, this figure is more of a guide and consideration should also be given to development densities that are appropriate to the surroundings.
13. From Buckshaft Road, the proposed pairs of semi-detached units would be visible, although due to the site's sloping profile and the front boundary wall, their first floors and roofs would primarily be in view. Whilst the dwellings along the road are within much larger plots, the proposed pairs of dwellings would be comfortably set in from the site boundary and maintain an adequate gap between one another. Accordingly, they would not appear cramped or constrained, such that they would appear wholly inconsistent with the layout of dwellings on Buckshaft Road.

14. From Combe Drive, the proposed terrace of three units at the appeal site's rear would be visible rising above the existing retaining wall. The semi-detached dwellings proposed at the front of the site would also be seen rising above the terrace. The spaces between the units and their arrangement would be consistent with the layout of dwellings along Combe Drive. Moreover, the garden depths and driveways associated with the proposed dwellings would be broadly similar to many of those along Combe Drive.
15. Accordingly, in this context the proposal would appear consistent with the local pattern of development. There is nothing compelling on the ground or on the submitted drawings that leads me to conclude that the proposal has a density that would be inconsistent or inappropriate in its surroundings. Furthermore, the Council has not provided any technical evidence such as comparisons between the existing development density in the area and the proposal to support its view that the scheme is unacceptable.
16. The appearance and scale of the proposed dwellings would be consistent with its surroundings which are primarily modern and typical of urban housing found locally. It is noted that the Council is also satisfied with the development in this respect.
17. It is acknowledged that from Combe Drive the proposal would appear prominent given the site's higher ground level. Nonetheless I am satisfied that appropriate planting, agreed through a condition, on and around the site boundary would soften the visual impact of built development at this location.
18. In conclusion the proposed development would have an acceptable effect on the character and appearance of the surrounding area. It would therefore accord with Policies CSP.1, CSP.4 and CSP.5 of the Core Strategy and AP 1 and AP 4 of the Forest of Dean District Council Allocations Plan 2006 to 2026 (June 2018) (the Allocations Plan). These require, amongst other things, that housing sites incorporate densities appropriate to their surroundings and that development respects local characteristics, including the local settlement pattern. The proposal also accords with the guidance on residential densities in the RDG.
19. The Council's reason for refusal did not refer to Policy CSP.5 of the Core Strategy. However, as it has been referred to by the main parties in evidence I have referred to it in my conclusion on the main issue, above.

Living conditions

20. Mature shrubs and a tall wall line the boundary between No 1 Coombe Drive (No 1) and the proposed dwelling at Plot 4. The rear flank elevation of No 1, faces the boundary with the appeal site and the corresponding flank wall of Plot 4. Both the bungalow at No 1 and the two-storey semi-detached dwelling at Plot 4 are set in from the boundary. The intervening space comprises narrow strips of garden land.
21. The proposed dwelling at Plot 4 would rise above the boundary wall/shrubs and be visible from No 1's garden. However, the existing boundary enclosure would screen a large extent of the lower half of the dwelling. The effect on No 1's outlook would be satisfactory given that Plot 4 would be set in from the boundary and, according to the submitted drawings, at a marginally lower land level. It would also have a hipped roof that slopes away from No 1, thus further reducing the physical impact of the dwelling. Furthermore, any perceived sense of enclosure or impact on the outlook of No 1 would be reduced given that the garden area close to Plot 4 is already enclosed, to an appreciable degree, by the flank wall of the bungalow, the boundary wall/shrubs and some nearby single storey outbuildings within its curtilage.

22. Plots 1-3 are proposed at the lower half of the appeal site. The rear elevations of these 2-storey dwellings would face the flank wall and rear garden of No 7 Coombe Drive (No 7), a semi-detached dwelling located at a lower land level to the south. A tall wall running along the rear boundaries of Plots 1-3 would separate them from the dwelling and garden at No 7.
23. The outlook from within No 7 is towards its rear garden. Views of the proposed dwellings at Plots 1-3, would be angled and obscured, while the boundary wall would ensure that the proposed dwellings are largely screened from view. From within No 7's garden the boundary wall separating it from Plots 1-3 would provide a degree of enclosure that would screen the proposed dwellings from parts of the garden near the boundary. From other parts Plots 1-3 would be seen rising above the wall. However, an acceptable separation distance would be maintained, while Plots 2 and 3 have lower eaves levels that would diminish their perceived massing when viewed from No 7's garden. Elsewhere, Plots 4-7 would either be obscured by other buildings or planting or located a significant distance away from No 7. On this basis I am satisfied that the outlook from No 7 would not be harmed by the proposal.
24. The rear of the existing dwelling at Forest Lodge would face the flank wall of Plot 7. A generous space would be maintained between the dwellings, while boundary planting would help to screen Plot 7 and soften its appearance when viewed from the garden and dwelling at Forest Lodge. Accordingly, the outlook from that neighbouring dwelling would not be harmed.
25. On this basis, the proposed development would not harm the living conditions of neighbouring occupiers, with particular regard to outlook. Therefore, it would accord with Policies CSP.1 and CSP.4 of the Core Strategy and AP.1 and AP.4 of the Allocations Plan, where they require development proposals to protect amenity and local environmental conditions.

Other Considerations

Bats

26. The site lies relatively close to Buckshaft Mine Site of Special Scientific Interest (SSSI), Dean Hall Coach House and Cellar SSSI and Brown's Folly SSSI which form component sites of the Wye Valley and Forest of Dean Bat Special Area of Conservation (SAC). The SAC is protected pursuant to the Conservation of Habitats Regulations 2017 as amended (the Habitats Regulations).
27. The qualifying features of the SAC are populations of Greater and Lesser Horseshoe bats, both of which have been recorded along the west boundary of the appeal site. The conservation objectives include maintaining or restoring the extent, distribution, structure, population and function of the qualifying species and their habitats.
28. By increasing the amount of residential accommodation at the site, the proposal may result in additional lighting that could affect the commuting and foraging opportunities for bats. Some tree loss is also proposed as part of the scheme. As a result, alone and in combination with other development, a likely significant effect to the SAC resulting from the proposal cannot be ruled out. As such, in accordance with the Habitats Regulations and as competent authority in the context of this appeal, I must undertake an Appropriate Assessment (AA).
29. The proposal involves significant new landscaping that would provide wildlife mitigation and enhancement measures. The retention of existing landscape features during construction and thereafter is also proposed. Protection measures of those

features also form part of the proposal. Full details of these could also be secured by a planning condition.

30. Planning conditions could be used to secure the details outlined in the submitted Lighting Strategy. Conditions could also secure further details of how ecological and landscape features would be managed during the construction process and following the completion and occupation of the dwellings.
31. Consequently, in undertaking the AA, the information before me indicates that mitigation and enhancement in the form of planning conditions would reduce the impact of the proposal on the integrity of the SAC and make the development acceptable. It would therefore accord with the Habitats Regulations and the requirement of the National Planning Policy Framework for biodiversity to be protected and enhanced.
32. The Council and Natural England have not raised any concerns in relation to other biodiversity effects that might be caused by the proposal. Accordingly, there is no reason to come to a different view.

Other Matters

33. Interested parties including nearby occupiers have raised concerns regarding the proposal's effect on privacy and light.
34. Any effects from overlooking from Plot 4 into the garden of No 1 would be mitigated by the insertion of obscure glazing where it faces that property. The intervening boundary wall would also prevent harmful levels of overlooking between the respective garden areas. Increasing the height of the boundary close to Buckshaft Road, to prevent overlooking from the proposed parking court, could also be secured through a planning condition. Any harmful effects on the privacy of the other dwellings nearby, notably No 7 and Forest Lodge, would be overcome either by obscure glazing windows in the proposed dwellings or by the favourable orientation/separation distance that would be maintained by the proposal.
35. With regard to the effects on daylight, the garden space belonging to No 1 already experiences reduced levels of daylight due to physical enclosures around it. Plot 4 would not significantly reduce those existing light levels given its scale and position and the satisfactory separation distance it would maintain from No 1. Elsewhere the orientation and separation distance maintained between the proposed plots and No7 and Forest Lodge would ensure that there would be no unacceptable loss of light to those properties.
36. Several interested parties have concerns regarding the implications of the proposed development on highway safety including the impact upon the adjoining highway network, the increase in traffic, the parking provision, pedestrian safety, the impact of the access points and the gradient of the estate roads.
37. The Council's transport advisers have raised no objection to the scheme from a highway safety perspective. On this basis and given the relatively low level of anticipated vehicular movements entering and leaving the site over the course of the day there is no reason to believe that the proposal would result in any residual highway safety harm or cause severe congestion on the local highway network.
38. With regard to the internal estate roads, interested parties have questioned the suitability of their gradient. There is no detailed technical or survey evidence that supports this view and indicates that the proposed roads within the appeal site would be unsafe from a pedestrian and highway safety perspective. Also, due to the general

topography in the district there will on occasions be schemes that do not strictly meet the gradient standards set by county guidance. Nonetheless, in this case the submitted gradient details have not been deemed unsafe by the Council's transport advisers.

39. Reference has been made to an appeal decision¹ made nearby, where the Inspector refused planning permission for residential development on highway safety grounds. That appeal was determined under different circumstances that related to vehicle and pedestrian conflict near the junction of Buckshaft Road and St White's Road. Highway safety was identified as the main issue by the Inspector, given the Council's pre-existing concerns with regard to that issue. Accordingly, I have not considered it to be comparable to the appeal before me.
40. Although not referred to in the Council's refusal reason, their appeal submission raises concerns regarding the provision of obscure glazing and restricted window openings to some of the proposed dwellings. Those details are noted, however, they would not totally restrict the outlook from the relevant rooms as a proportion of the glazing would be clear and allow outward views. Therefore, I am satisfied that the living conditions of future occupiers would not be harmed.
41. Construction work and traffic would cause some disruption, but this would be temporary and can be mitigated by a specific management plan setting out procedures that could control construction impacts to acceptable levels. This could be the subject of a condition.

Conditions

42. A schedule of conditions was submitted by the Council with the appeal. Where necessary, I have removed conditions which duplicate the terms of others, amended wording, or conflated conditions, in the interest of enforceability, precision, concision and consistency. Consideration has also been given to the Appellant's comments in relation to the schedule.
43. Conditions specifying the time limits and approved drawings and reports are necessary for certainty.
44. The conditions covering external material finishes of the dwellings, plot boundary treatments, and the hard and soft landscaping of the site are necessary in the interests of general amenity and to secure a high quality, attractive development consistent with the local character. Conditions requiring new planting and the retention of existing landscape features are also necessary in the interests of biodiversity.
45. A condition survey of the existing wall along the site's western boundary together with details of any required remedial works is necessary in the interests of public safety.
46. Conditions requiring the development to be carried out in accordance with the agreed external lighting details, bat habitat mitigation and enhancement features are necessary in the interests of biodiversity. I have also considered it necessary to impose a condition that seeks additional safeguards requiring the specification, number and location of external lighting given the important bat habitat on and around the site. However, the requirement for all internal lighting details to be agreed would be unreasonable and exceed the requirements of the condition.

¹ Appeal Decision APP/P1615/W/18/3199218, dismissed 12 September 2018

47. To mitigate the potential impacts of flooding and pollution, conditions requiring the approval of details relating to the disposal of surface and foul water from the site are necessary.
48. In the interests of highway safety, the conditions relating to the site access, the management and maintenance of the estate roads, visibility splays, and vehicle/cycle parking are necessary. Details of bin storage and collection points are also necessary in the interests of highway safety and general amenity.
49. To protect the privacy of neighbouring occupiers and future occupiers of the site it is necessary to require the windows specified in the conditions to be obscure glazed. Moreover, it is also necessary in the interests of privacy to remove permitted development rights at the site for the construction of new windows, dormer windows and rooflights.
50. A Construction Management Plan and a Construction Environmental Management Plan (CEcMP) are necessary in the interests of neighbouring living conditions, biodiversity and highway safety.
51. The condition requiring a Landscape and Ecological Management Plan (LEMP) is not considered necessary as the requirements in relation to the management and mitigation of the site's ecological and landscape features are largely covered in the conditions dealing with landscaping, biodiversity and the CEcMP.

Conclusion

52. The proposed development accords with the development plan and the material considerations do not indicate that a decision should be taken other than in accordance with it. For the reasons given above the appeal should be allowed.

RE Jones

INSPECTOR

Schedule of Conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawing numbers: 667/PL30 Rev A; 667/02; 9982/01; 667/03 Rev P; 667/PL15 Rev C; 667/PL21 Rev C; 667/PL10 Rev E; 667/PL20 Rev D and 667/PL11 Rev C.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no windows/dormer windows or roof lights [other than those expressly authorised by this permission] shall be constructed.
4. Prior to the commencement of development, a full foul and 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 details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
5. Prior to development above ground level, details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
6. Prior to commencement of any other works, the trees proposed for retention; T1, T2, T3 and G3], as shown on the Tree Retention/Removal Plan (Drawing No: WTC_693.03, Rev A, December 2022, Appendix 3 of the Arboricultural Report; Impact Assessment and Method Statement; Wotton Tree Consultancy), shall be protected during construction of the approved development in accordance with section 6.2 of BS5837:2012. The alignment of protective barrier fencing as shown on the Tree Protection Plan (Drawing No: WTC_693.03, Rev A, December 2022, Appendix 4 of the Arboricultural Report; Impact Assessment and Method Statement; Wotton Tree Consultancy), shall be installed prior to work commencing and remain in situ until completion of the development.

Storage of materials, landfill, excavation, mixing of concrete/mortar, burning of materials, movement of vehicles or other such harmful activities identified in BS5837:2012 will be strictly prohibited in these areas.

7. Development shall be carried out in accordance with the approved Arboricultural Method Statement. The trees proposed for retention shall be retained and safeguarded in accordance with BS5837:2012, and as detailed in the Arboricultural Method Statement - Sections 4.0 to 4.12 (inclusive) of the Arboricultural Report,

Impact Assessment and Method Statement, Wotton Tree Consultancy, December 2022.

8. Notwithstanding the submitted details, prior to above ground works a scheme for hard and soft landscaping of the site (incorporating existing flora) and including the means of enclosure and the materials to be used for hard surfacing, shall be submitted to and approved by the Local Planning Authority. The scheme shall include, but not be limited to:
- Detailed planting specifications including species, size, proposed location, cultivation, protection (fencing, staking, guards) and methods of weed control.
 - Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings.
 - The inclusion of planting along the northern boundary as shown on drawing 'Proposed Site Layout', drawing No. 667/03 Rev P received on 16.04.2024.

Development shall be carried out in accordance with the approved scheme. If at any time in the five years following planting any tree shall for any reason die, be removed or felled it shall be replaced with another tree of the same species during the next planting season to the satisfaction of the Local Planning Authority.

9. Notwithstanding the submitted details, before installation, details of all new or altered external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bats or other species using key corridors, foraging habitat features or accessing roost sites. The details shall include, but not limited to, the following:
- i. A drawing showing sensitive areas and/or dark corridor safeguarding areas;
 - ii. Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
 - iii. A description of the luminosity of lights and their light colour;
 - iv. A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
 - v. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and
 - vi. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

10. Prior to above ground works a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting feature(s) and or nesting opportunities for birds, shall be agreed in writing with the Local Planning Authority and thereafter implemented, retained and maintained for their purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
 - ii. Materials and construction to ensure long lifespan of the feature/measure.
 - iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
 - iv. When the features or measures will be installed within the construction, occupation, or use phased of the development permitted.
11. All works shall be carried out in strict accordance with the measures outlined in the Exterior Lighting Survey and Design Calculation Report Rev 2 dated 26.04.2024, the reduced glazing and timed automated blind details shown on drawings 'Plots 1-3 Proposed Plans and Elevations' Drawing No. 667/PL11 Rev C received on 26.04.2024 and 'Plots 4-5/6-7 Plans and Elevations' Drawing No. 667/PL10 Rev E received on 26.04.2024, Table 2 and Mitigation details in Section 4 of the Preliminary Ecological Appraisal (Wild Service, 03/05/2023, Project Ref: JM2023002Av1).
 12. No building or use hereby permitted shall be occupied or use commenced until details of arrangements for the future management and maintenance of the proposed highway not put forward for adoption within the site has been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.
 13. No dwelling shall be occupied until the car/vehicle/motorcycle parking spaces (and turning space) shown on the approved drawing 'Proposed Site Layout', No. 667/03 Rev P received on 16.04.2024, has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.
 14. No dwelling hereby permitted shall be occupied until the means of vehicular access has been constructed and completed in accordance with the approved drawing 'Proposed Site Layout', No. 667/03 Rev P received on 16.04.2024 and the said means of vehicular accesses shall thereafter be retained for access purposes only for the lifetime of the development.
 15. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 2 bicycles per dwelling has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be permanently maintained for the purposes of cycle storage.
 16. Prior to above ground works details of the refuse collection/bin points shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby approved shall be occupied until the approved works have been completed.

17. The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 43m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level to 600mm and thereafter maintained to provide clear visibility.
18. No development shall take place, (including any demolition works, ground works, vegetation clearance) until a construction ecological management plan (CEcMP) has been submitted to and approved in writing by the Local Planning Authority. The CEcMP shall include, but not limited to the following:
- i. Risk assessment of potentially damaging construction activities;
 - ii. Identification of "biodiversity protection zones";
 - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - iv. The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour after sunset);
 - v. The times during construction when specialist ecological or environmental need to be present on site to oversee works;
 - vi. Responsible persons and lines of communication;
 - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person;
 - viii. Use of protective fences, exclusion barriers and warning signs;
 - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

19. The first-floor window on the southern elevation of plot 4 shall be permanently maintained of obscure glazing and shall be fitted with a window restrictor so that it is openable to no more than 50mm
20. The first-floor windows on the southern elevations of plots 2 and 3 shall be permanently maintained of obscure glazing up to 1.7m from first floor level and shall be fitted with window restrictors so that they are openable to no more than 100mm.
21. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period and shall demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan/statement shall provide for:
- Development contacts, roles and responsibilities including 24 hour emergency

- contact number;
 - Public communication strategy, including a complaints procedure;
 - Hours of operation;
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Dust suppression, mitigation and avoidance measures;
 - Method of preventing mud being carried onto the highway;
 - Measures to protect vulnerable road users (cyclists and pedestrians);
 - Any necessary temporary traffic management measures;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses; - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
 - Use of fences and barriers to protect adjacent land, properties, footpaths and highways; and
 - Avoidance of light spill and glare from any floodlighting and security lighting installed.
22. Prior to above ground works details of an assessment of the condition of the western boundary wall (taking into consideration the proposed development) along with details of any works proposed to the wall shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details prior to the occupation of any dwelling.
23. Notwithstanding the requirements of condition 08, prior to above ground works a detailed section drawing showing the height of the stone boundary wall and the proposed ground levels along the southern boundary of the site adjacent to No. 1 Coomb Drive shall be submitted to and agreed in writing by the Local Planning Authority. If in any location, the wall will be less than 1.8m above the adjacent ground level within the site, it shall be raised to a minimum of 1.8m; details of proposed works to the wall shall be submitted to and agreed in writing by the Local Planning Authority. The works to the wall shall be undertaken in accordance with the approved details prior to the occupation of Plot 4.

*****End of Schedule*****