

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION

Site Of 2-28 And 179-217 Cranwell Road, Nottingham

1 SUMMARY

Application No: 14/01934/PFUL3 for planning permission

Application by: Arcus Consulting LLP on behalf of Nottingham City Homes

Proposal: 20 new dwellings following demolition of existing properties.

The application is brought to Committee because it is a major development where there are complex design considerations.

To meet the Council's Performance Targets this application should be determined by 7th November 2014.

2 RECOMMENDATIONS

GRANT PLANNING PERMISSION for the reasons set out in this report, subject to the conditions substantially in the form of those listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Head of Development Management and Regeneration.

3 BACKGROUND

- 3.1 The application comprises two separate areas on Cranwell Road with one site on the eastern part and one to the west. The sites are described as the east site and the west site for the purposes of this report.
- 3.2 The east site currently comprises a two storey terrace block totalling 14 dwellings. The site is bounded to the south by the Strelley social club, to the east and north by residential properties and to the west by the Seagrave Primary School.
- 3.3 The west site currently comprises 2 two storey terrace blocks totalling 20 dwellings. These are located on the east side of Cranwell Road and are bounded to the east by the Seagrave Primary School and to the north by residential properties. There are further residential properties on the opposite side of Cranwell Road.
- 3.4 Planning permission was granted in February 2014 for two sites, one on the east side of Cranwell Road and the other on the west side, for a combined development of 11 bungalows and 17 houses (ref. 13/02657/PFUL3). The current application comprises further elements of this scheme for Cranwell Road. The sites now under consideration were originally part of the application site area for ref.

13/02657/PFUL3 but were excluded before planning permission was granted as a result of concerns relating to the two apartment blocks which were then proposed.

4 DETAILS OF THE PROPOSAL

- 4.1 This is a full planning application submitted by Nottingham City Homes (NCH). It seeks permission for the redevelopment of two sites following the demolition of the existing dwellings and garages to provide 8 houses and 12 flats. All the properties would be retained by NCH and therefore this constitutes a scheme of entirely affordable housing.
- 4.2 The east site proposes a block of 2 storey 1-bed apartments on the eastern side of Cranwell Road. Pedestrian access to the flats is gained from four different points, with each entrance door serving no more than two flats. The area at the rear of the apartments is proposed to be private rear gardens for the ground floor apartments.
- 4.3 The west site proposes 8 two storey semi-detached houses which will form street frontage development on the eastern side of Cranwell Road. At the time of the consideration of the previous scheme this area was to accommodate an apartment block.
- 4.4 Each of the houses on the west site include at least one in plot parking space either at the front or the side. The apartment block has a communal parking on the south side of the site providing parking for five vehicles. There will also be some parking in a lay-by alongside Cranwell Road adjacent to the flats. Secure cycle storage facilities will be provided for all the dwellings.
- 4.5 It is the intention that the dwellings will meet the Code for Sustainable Homes Level 4 and the Lifetime Homes Standard.
- 4.6 Employment opportunities would be created in the construction phase of the development. The developer is committed to working with the Council's Employment and Skills team to deliver the opportunities for local people.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

The application has been advertised by site notices, advertisement in the local newspaper and the following neighbours have been consulted:

1 - 3 Lancaster Way
42-52 (evens) Askeby Drive
2- 8 (evens) Prestwick Close
7 - 10 Hucknall Close
2 Edgeway
11 Kildonan Close
4 - 46 (evens), 45 – 53 (odds) and 194 -204 (evens) Cranwell Road
Seagrave Primary School, Helston Drive
Strelley Social Club and living accommodation over, Helston Drive

No response has been received.

Additional consultation letters sent to:

Pollution Control: No objection. No gas or contamination issues but radon protection measures will be compulsory (which can be addressed by an informative).

Highways: No objection. Recommend conditions requiring a construction method statement, detailed design matters and the disposal of surface water.

Tree Officer: No objection. The submitted Arboricultural Method Statement and Tree Protection Plan are comprehensive and dispense with the need for a condition. No objection to the removal of 4 additional trees. The scheme substantially secures objectives in relation to tree retention in that principal groups or individuals that contribute to the appearance of the school open space have been retained, and also numbers of individuals along Cranwell Road itself. The Arboricultural Method Statement is fit for purpose and removes the necessity to secure this by condition.

Biodiversity and Greenspace Officer: No objection. Satisfied there has been sufficient survey effort and are proposing precautionary methods of working to prevent harm to and to inform appropriate mitigation for bats at the site. Sufficient survey effort also to support a licence application to Natural England to be able to legally undertake demolition works where bat roosts are present. The timing of demolition will be crucial to being able to avoid harm to bats, and for a licence to be successfully granted by Natural England. Recommend that the mitigation strategy be secured by condition.

Police Architectural Liaison Officer: No objection. Has however made a number of comments as the development is situated within a high crime area where there are a large number of anti-social and criminal incidents. Proposed plans for the development on the west site are satisfactory and recommends that the properties are constructed to 'Secured by Design' standards. With regard to the east site expressed concern that the car parking within the site would not be overlooked and the on street car parking is not overlooked by "active rooms" e.g. kitchens and living rooms, and that the plans as proposed would not meet "Secured by Design".

6 RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework

- 6.1 The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision taking on planning applications. Of particular relevance to this application is the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, to encourage the effective use of land by reusing land that has been previously developed (brownfield land), and by supporting the transition to a low carbon future.
- 6.2 Paragraph 60 of the NPPF advises that local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. Paragraph 63 adds that great weight should be attributed to outstanding or innovative designs.
- 6.3 Paragraph 96 states that new development should be expected to take account of

landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Nottingham Local Plan (November 2005):

ST1 - Sustainable Communities

H2 – Density

H5 - Affordable Housing

R2 - Open Space in New Development

NE3 – Conservation of species

NE5 – Trees

NE12 - Derelict and Contaminated Land

NE14 - Renewable Energy

T3 - Car, Cycle and Servicing Parking

Aligned Core Strategy (ACS) (September 2014)

The Nottingham City Core Strategy was formally adopted by the council on 8th September 2014. The following policies are considered relevant:

Policy 1 Climate Change

Policy 8 –Housing size, mix and choice

Policy 10 - Design and Enhancing Local Identity

Policy 14 –Managing Travel Demand

Policy 17 - Biodiversity

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- (i) Principle of the development and the appropriateness of the mix of house types and tenure;
- (ii) Layout and design considerations;
- (iii) Highway considerations;
- (iv) Impact on residential amenity;
- (v) Section 106 considerations

(i) Principle of the development and the appropriateness of the mix of house types and tenure (Local Plan policies ST1, H2 and H5 and ACS policy 8)

- 7.1 The NPPF supports the delivery of a wide choice of high quality homes, the widening of opportunities for home ownership and the creation of sustainable, inclusive mixed communities. It states that Local Planning Authorities should plan for a mix of housing and identify the size, type and tenure and range of housing to meet local needs and affordable housing if required. This 100% affordable housing scheme would contribute towards meeting local housing needs and would be in keeping with the NPPF and the City Council's strategic objectives to create more sustainable communities. The scheme replaces the 1 and 2 bed flats which are currently on the two sites with a mixture of houses and flats and thereby diversifies the range of housing types in this area. Additionally, the development is located in a sustainable location, close to local facilities and public transport and therefore accords with Policies ST1, H2 and H5 of the Local Plan and Policy 8 of the ACS.

(ii) Layout and design considerations (Local Plan policies NE5 and T3 and ACS policy 10)

- 7.2 Local Plan policies, the ACS and the NPPF all recognise the importance of design in making places better. The NPPF advocates the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. It also states that decisions should not attempt to impose architectural styles and that great weight should be given to schemes that raise the standard of design in the area.
- 7.3 The proposed layout of the west site is in the form of houses with street frontages to provide a clear definition between the public and private realm throughout. The frontage development will introduce casual surveillance of the street and overall, it is considered the scheme will significantly improve community safety in the area when compared to the current layout. Each of the dwellings will have an off street car parking space and a front garden which will be enclosed. Details of the enclosure will be secured by condition.
- 7.4 Achieving a satisfactory layout for the apartment block on the east site has been more challenging taking into account the site context, in particular the change in levels across the site, the proximity of residential properties to the east and the desire to retain a tree close to the site frontage which has significant amenity value. After numerous iterations the layout is now considered to be generally acceptable. The concerns of the Police Architectural Liaison Officer in respect of the lack of "active rooms" providing casual surveillance have been addressed by reconfiguring the internal layout of the upper floor flats and including some additional windows in the south elevation of the building, which will overlook the communal car parking area.
- 7.5 None of the proposed development exceeds two storeys which accords with the character of this residential area.
- 7.6 The elevational treatment of both the dwellings and the apartments, together with the palette of materials, would create a clear and straightforward architectural language. The proposed materials for the new houses, which would be a mix of red brick and render panels, are considered to be appropriate. The proposed materials for the apartment block would be a mix of red brick, render and coursed stone. The

palette of materials is used in a number of ways to provide variety in the streetscene and deep reveals to the windows will provide depth and articulation.

- 7.7 Bin storage, including waste recycling provision, will be provided to the rear of the houses and there will be communal bin storage areas for the apartments.
- 7.8 It is anticipated that the completed housing scheme will achieve at least a green 'Building for Life' standard.
- 7.9 The layout and design of the buildings are acceptable. However, there are on-going discussions with regard to the siting of the northernmost part of the apartment block, to re-position it further away from the rear boundary. This had been set back into the site to allow for the retention of a tree on the frontage to Cranwell Road but in order to provide adequate amenity of the occupiers of the residential properties to the east, it has proved necessary to remove the tree and replace it with a semi mature native tree. There are also to be some minor changes to the elevations. Amended plans dealing satisfactorily with the above issues are yet to be submitted. Nevertheless, the development would accord with Local Plan policies NE5 and T3 and ACS policy 10.

(iii) Highway considerations (Local Plan policy T3 and ACS policy 14)

- 7.10 The layout for the new houses on the west site has been designed to create a 'perimeter' block layout, with pedestrian and vehicular access being from the front of each new property, continuing the frontage development scheme approved earlier this year.
- 7.11 The parking provision for the apartment block on the east site is a combination of off street car parking and lay-by parking and is considered to be adequate. There are a number of detailed highway matters to be resolved and these can be satisfactorily addressed by condition and through the Highways Act S.278 Agreement. The development therefore accords with Local Plan policy T3 and ACS policy 14.

(iv) Impact on residential amenity (ACS policy 10)

- 7.12 The proposed layout has been designed to take into account the existing residential properties which abut the site, to ensure that there would be no adverse impact upon the amenities of existing residents or future occupants of the new development in terms of light, outlook and privacy. As set out in para 7.9 the northernmost part of the apartment block is to be re-positioned further from the eastern boundary and subject to the receipt of a satisfactory amended plan, it is considered that the development would therefore comply with ACS policy 10.

(v) Section 106 considerations (Local Plan policies R2 and H5)

- 7.13 As there will be a greater number of units decommissioned than replaced this development will not place an additional pressure on open space or education provision in the area. Planning obligations in relation to these matters will therefore not be required.
- 7.14 The proposal involves the demolition of existing housing stock and its replacement with a new higher quality scheme of social housing on a site to be developed solely for affordable housing which is secured under the land development agreement

with the City Council. Therefore the Affordable Housing policy which usually secures a minimum 20% Affordable Housing through a planning obligation will not be required in this instance.

8. SUSTAINABILITY / BIODIVERSITY (Local Plan policies NE5 and NE14 and ACS Policies 1, 10 and 17)

8.1 The developments have been designed to meet the requirements of Code for Sustainable Homes Level 4. This requires a 25% improvement on carbon savings over the Building Regulations Part L.

8.2 The scheme proposes the retention of the trees of high amenity value and the planting of further trees which will be predominantly native species.

8.3 The Biodiversity and Greenspace Officer is satisfied that the bat survey submitted with the application is satisfactory. The survey has revealed that bats are roosting in some of the buildings to be demolished and the process of protecting the bats during the demolition period is controlled by means of a licence from Natural England. Mitigation measures in the form of bat and bird boxes will be secured by condition.

8.4 Local Plan policies NE5 and NE14 and ACS Policies 1, 10 and 17 are therefore satisfied.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Neighbourhood Nottingham –Redeveloping of a brownfield site to deliver a high quality, sustainability-led, family housing scheme.

Safer Nottingham – Improved security and natural surveillance.

14 CRIME AND DISORDER ACT IMPLICATIONS

The scheme will provide improved surveillance and community safety in the Area.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 14/01934/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N9ZOAZLYCB000>

Highway comments dated 12.09.2014

Noise and Pollution Control comments dated 01.09.2014

Email from Tree Officer dated 04.09.2014

Emails from Biodiversity and Greenspace Officer dated 26.08.2014 and 08.09.2014

Email dated 25.09.2014 from Police Architectural Liaison Officer

17 Published documents referred to in compiling this report

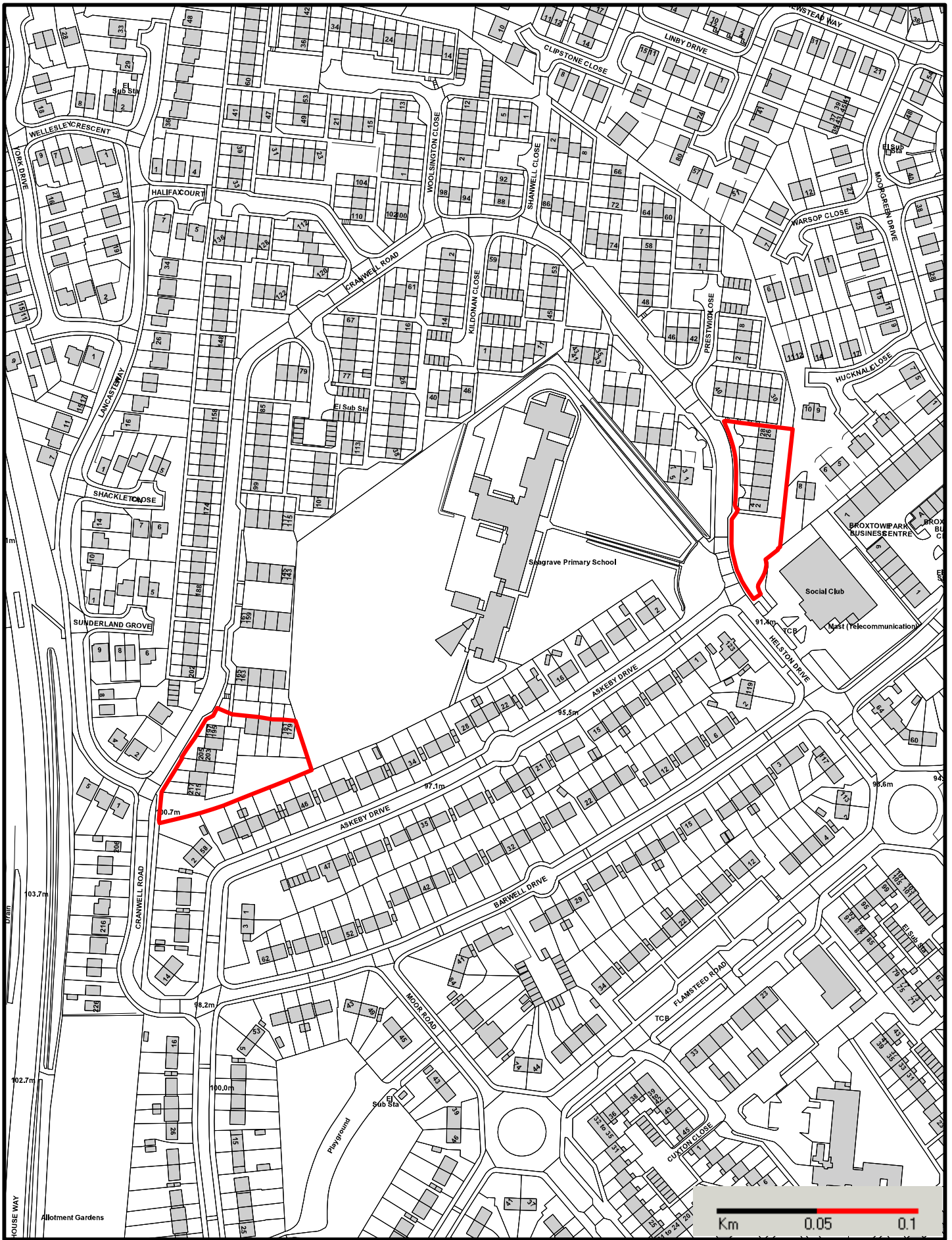
Nottingham Local Plan (November 2005)

Aligned Core Strategy (September 2014)

Contact Officer:

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Nottingham
City Council

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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 14/01934/PFUL3 (PP-03587543)
Application by: Nottingham City Homes
Location: Site Of 2-28 And 179-217 Cranwell Road, Nottingham, NG8 6NS
Proposal: 20 new dwellings following demolition of existing properties.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. <i>Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
Pre-commencement conditions (The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. No development shall take place, including demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall provide for:
- (i) Vehicular access to the site;
 - (ii) The parking of vehicles of site operatives and visitors;
 - (iii) Loading and unloading of plant and materials;
 - (iv) Storage of plant and materials used in constructing the development;
 - (v) Wheel washing facilities;
 - (vi) Measures to control the emission of dust and dirt during construction.

The Construction Method Statement shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and the amenity of surrounding occupants in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategy

3. The highway related works shall not be commenced until the following have been to and approved in writing by the Local Planning Authority:
- (a) details of the layout geometry with tracking, signing, lining and alterations, 'Swept Path Analysis', visibility splays and stage I/II Safety Audit for the access to the east site apartment block have been submitted to and approved in writing by the Local Planning Authority;
 - (b) details of dropped kerbs and ramps, suitable for wheelchairs and prams to be provided at the time of development in the footways at all major pedestrian crossing points, at road junctions, and at footway crossings;
 - (c) details of the visibility splays on each side of the vehicular access to the east site apartment block.

The work shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to ensure a satisfactory layout in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategy.

4. The tree protection measures detailed in the approved Arboricultural Method Statement shall be put in place prior to the commencement of the development hereby permitted, and retained for the duration of construction operations. The development shall be carried out in accordance with any ongoing requirements set out in the approved Arboricultural Method Statement.

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

5. The development shall not be commenced until a drainage scheme for the disposal of surface water, to include the use of sustainable urban drainage measures, has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy NE10 of the Local Plan.

<p>6. The development shall not be commenced until details of all external materials have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be implemented in accordance with the approved details.</p> <p><i>Reason: To ensure a high quality development in accordance with Policy 10 of the Aligned Core Strategy.</i></p>
<p>7. The development shall not be commenced until details of the depth of the window reveals to each of the house/apartment types have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy 10 the Aligned Core Strategy</i></p>
<p>8. The development shall not be commenced until details of the areas to be hard landscaped, including the proposed parking areas and access roads which should be of permeable materials, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure that the appearance of the development will be satisfactory in accordance with Policy 10 of the Aligned Core Strategy.</i></p>
<p>9. The development shall not be commenced until details of enclosure for the site boundaries and individual plots have been submitted to and approved in writing with the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure that the appearance of the development will be satisfactory in accordance with Policy 10 of the Aligned Core Strategy.</i></p>
<p>10. The development shall not be commenced until a scheme to achieve a minimum of 10% reduction in carbon emissions over and above the Building Regulations 2010 parts L1A and L1B, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: In order to ensure that these measures are incorporated into the approved development and, therefore, in the interests of the sustainable development of the site in accordance with Policy NE14 of the Local Plan and Policy 1 of the Aligned Core Strategy.</i></p>
<p>Pre-occupation conditions (The conditions in this section must be complied with before the development is occupied)</p>
<p>11. No part of the development shall be occupied until the proposed access and parking spaces for that part have been provided, surfaced and, where appropriate, individual spaces marked out in accordance with the approved plans.</p> <p><i>Reason: In the interests of highway safety and the amenity of surrounding occupants in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategy.</i></p>

12. No dwelling shall be occupied until the site boundary and boundaries relevant to that individual plot have been enclosed in accordance with the approved details.

Reason: In the interests of the occupiers of nearby property in accordance with Policy 10 of the Aligned Core Strategy.

13. No part of the development shall be occupied until a scheme for the inclusion of bird and bat boxes within the development has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of the type, number and position of the bird and bat boxes.

The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of nature conservation in accordance with Policy NE3 of the Local Plan and Policy 17 of the Aligned Core Strategy.

14. The development shall not be occupied until details of a landscaping scheme, including the type, height, species and location of the proposed trees and shrubs, have been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the development and any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy 10 of the Aligned Core Strategy.

15. No dwelling shall be occupied until the measures approved in relation to Condition 10 have been installed and, where relevant, are able to provide renewable/low carbon energy to serve the development.

Reason: In the interests of providing a sustainable development with a proportion of its energy supplied by way of a renewable source in accordance with Policy NE14 of the Local Plan and Policy 1 of the Aligned Core Strategy.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

16. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiry of 3 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (2010) Recommendations for tree work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. If any retained tree is topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority, then remedial pruning or replacement planting as appropriate shall be undertaken as specified in writing by the local planning authority

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 8 August 2014.

Reason: To determine the scope of this permission.

Informatives

1. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

3. Highway related

1) It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it from occurring.

2) As the proposal includes works adjacent to the highway, the Highways Network Management Team at Loxley House should be notified regarding when the works will be carried out as disturbance to the highway will occur. Please contact them on 0115 876 5238 at the earliest convenience.

3) The right to charge commuted sums is reserved in respect of ongoing maintenance where the materials used for adopted highway are above and beyond what is required for the safe and satisfactory functioning of the highway. Commuted sums for trees planted within the highway are required, (costs for these vary) as well as materials used for traffic calming schemes such as the raised platform at the junction. For further information regarding the collection of commuted sums the applicant should contact Mrs Liz Hiskens in the Highway Programmes Section on 0115 876 5293.

4) Please contact our drainage experts Paul Daniels 0115 8765275 or Nick Raycraft 0115 8765279 to discuss requirements to satisfy the condition related to drainage.

5) In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact Liz Hiskens in Highway Programmes in the first instance on 0115 876 5293. All costs shall be borne by the applicant.

6) The redundant footway crossings and/or damaged or altered areas of footway or other highway shall be re-instated.

4. It should be noted that the timing of demolition will be crucial to being able to avoid harm to bats, and for a licence to be successfully granted by Natural England. A precautionary approach to demolition should also be implemented with a suitably licensed ecologist overseeing the hand stripping of features of the buildings with potential for roosting bats. Full demolition can only take place once the ecologist is satisfied that all areas of the existing buildings that have potential to support a bat roost have been carefully dismantled.

The mitigation strategy should include the installation of at least 10 bat bricks on the gable end of new house located within the western portion of the site adjacent to the school playing field, and the provision of at least 6 bat boxes on retained trees within the site (or trees adjacent to the site if permitted by landowner) installed prior to the start of demolition works.

5. The City Council is responsible for the allocation of street names and property numbers/names. If your proposal will create a new property, through either new build or conversion, you should contact the Address Management section at an early stage of the development, if they have not already made contact. The section details are: Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG; e-mail address.management@nottinghamcity.gov.uk; telephone (0115) 8765012.

They will agree an official address with you and ensure that all relevant parties are notified of it, including the emergency services and Royal Mail. This will ensure the allocation of an official and unique address for each property, avoiding any problems with location or misidentification that can arise through the use of unauthorised addresses.

6. Noise Control: hours of work and equipment during demolition/construction
To assist with project planning, reduce the likelihood of justified complaint and avoid costly restriction and development delays, 'acceptable hours' are detailed below:-

Monday to Friday: 0730-1800 (noisy operations restricted to 0800-1800)

Saturday: 0830-1700 (noisy operations restricted to 0830-1700)

Sunday: at no time

Bank Holidays: at no time

Work outside these hours may be acceptable but must be agreed with Nottingham City Council's Pollution Control Section (Tel: 0115 9156410; Fax 0115 9156020).

Equipment

All equipment shall be properly maintained, serviced and operated in accordance with the manufacturer's recommendations and with appropriate noise suppression/silencers.

Dust/Grit and other fugitive emissions

Construction and demolition work invariably generates grit and dust, which can be carried offsite and cause a Statutory Nuisance, and have a detrimental effect on local air quality.

Contractors are expected to use appropriate methods to minimise fugitive emissions, reduce the likelihood of justified complaint and avoid costly restriction and development delays. Appropriate methods include:-

Flexible plastic sheeting

Water sprays/damping down of spoil and demolition waste

Wheel washing

Periodic road cleaning

7. You are advised that the property falls within an area affected by radon gas, as defined by the Health Protection Agency (HPA). This means that there is a greater than 1% chance that the property is affected by radon levels above that, where preventative action is required. You are therefore advised to visit the Health Protection Agency website, www.hpa.org.uk, for more information on Radon protection measures.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 14/01934/PFUL3 (PP-03587543)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.