

## Development Management Officer Report Committee Application

| <b>Summary</b>  |   |
|---|---|
| <b>Application ID:</b> LA04/2024/1837/F   | <b>Committee Meeting Date:</b> 11 <sup>th</sup> February 2025   |
| <b>Proposal:</b> Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of approved foul and surface water drainage programme, from prior to commencement to prior to occupation.  | <b>Location:</b> Lands north of 14 Mill Race and 15 Belfield Heights and south of 2-15 St Gerard's Manor, Ballymurphy, Belfast, Co. Antrim. |
| <b>Referral Route:</b> Variation of Condition on previously approved Major approval   |   |
| <b>Recommendation:</b>  | Approval  |
| <b>Applicant Name and Address:</b><br>Eglantine Developments Ltd<br>1 Campsie Business Park<br>Eglinton<br>BT47 3XX   | <b>Agent Name and Address:</b><br>Clyde Shanks Ltd<br>7 Exchange Place<br>Belfast<br>BT1 2NA  |
| <b>Date Valid:</b> 17 <sup>th</sup> November 2024   |   |
| <b>Target Date:</b> 15 <sup>th</sup> June 2025  |   |
| <b>Contact Officer:</b> Ciara Reville, Principal Planning Officer (Development Management)  |   |
| <p><b>Executive Summary:</b></p> <p>This application seeks planning permission for the variation of condition 20 on planning approval LA04/2020/0804/F to alter when the details of the foul and surface water drainage are to be submitted, approved and implemented on site. The trigger point of the original condition, required the details to be submitted, approved and implemented prior to commencement of development. The proposal is to amend this trigger point to prior to occupation (of the first residential unit).</p> <p>The original planning permission granted 27<sup>th</sup> September 2023, for social housing led mixed tenure residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary treatments, parking, access (provision of a right turn lane) and ancillary site works.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>- Acceptability of revised trigger point for implementation of foul and surface water drainage solutions</li> <li>- Impact on water environment and protected sites</li> </ul> <p>NI Water has offered no objection to the rewording of the condition and revised trigger.</p> <p>None of the approved drawings, stated in original conditions, have been amended as a result of the changes.</p> <p><b>Non-Statutory consultees:</b><br/>NI Water – No objection</p> |   |

**Recommendation**

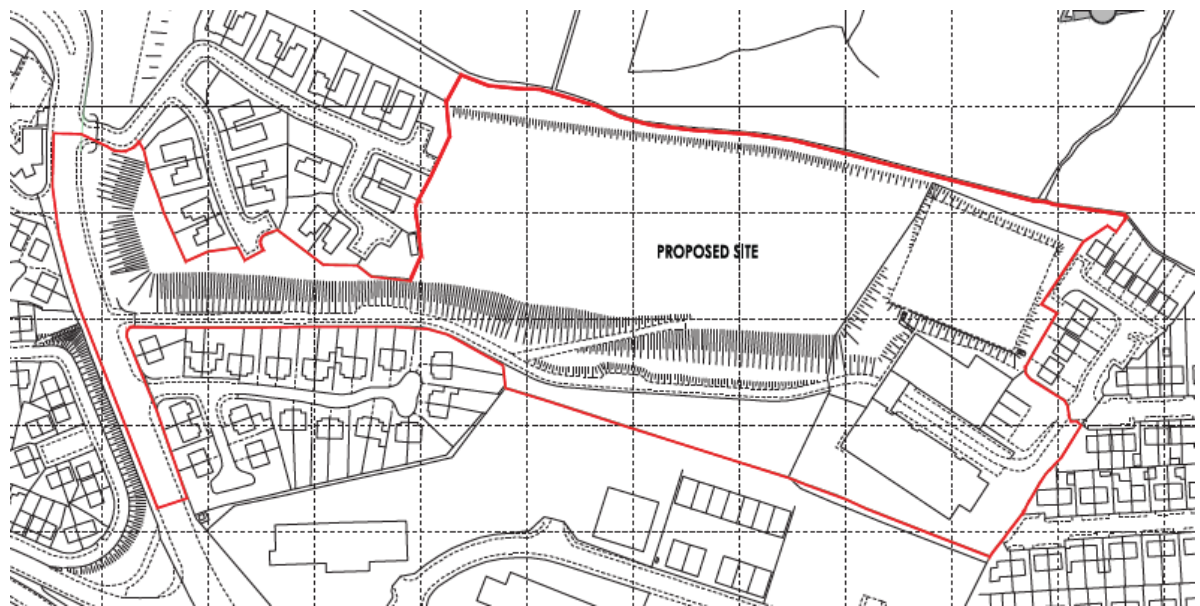
Having regard to the development plan, planning history on the site, response from NI Water and other material considerations, the proposed variation to condition 20 is considered acceptable.

It is therefore recommended that planning permission is granted and the condition is varied as proposed.

All other conditions of planning approval LA04/2022/0129/F, which have not already been discharged, still apply. Similarly, the original Section 76 Agreement remains in place, the proposed amendment to condition does not have any impact on the agreement or the clauses therein.

# Case Officer Report

## Site Location Plan and approved layout



### 1.0 Description of Proposed Development

1.1 Variation of condition No. 20 of planning permission LA04/2022/0129/F to amend trigger point for implementation of approved foul and surface water drainage programme, from prior to commencement to prior to occupation.

### 1.2 Condition No: 20

#### Original condition:

No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface

|  |  |
|--|--|
| 1.3  | <p>water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p><b>Proposed amended condition:</b></p> <p>None of the residential units hereby approved shall be occupied unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council and fully implemented in accordance with the approved details.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p>  |
| <p><b>2.0</b></p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p> | <p><b>Description of Site</b></p> <p>The site is located on the north-western edge of the Belfast Urban Area and just within the settlement limits as defined the Belfast Urban Area Plan and Belfast Metropolitan Area Plan 2015. The site has an area of approximately 5Ha and is bound by housing to the south-east and south-west, and an industrial estate to the east, with the Upper Springfield Road and Belfast Hills to the south-west and west respectively.</p> <p>The site itself is well defined with mature low-level planting and sporadic trees along eastern and western boundaries boundaries, and within the site itself. The site rises steeply from the eastern boundary to a flat area to the west. The location of a former school (now demolished). The frontage is limited to the Upper Springfield Road and is defined by an existing access point and laneway with an embankment and planting to either side of this access. The site itself is predominantly made ground given its former use.</p> <p>The site has two distinct areas. The northern half forms the remains of the former St Gerard’s Educational Resource Centre which has now been demolished. This section of the site consists of a mixture of hard surfaced areas and the crushed demolition material of the former buildings.</p> <p>The remainder of the site consists of a raised platform located to the immediate west of the access lane. The top of this platform is uniformly level and under rough pasture. The slopes of the platform are covered with some mature and semi-mature planting.</p> <p>The following zonings apply to the site:<br/>The site is located on unzoned whiteland in the Belfast Urban Area Plan, BMAP 2015 (published September 2014) and within draft BMAP (published November 2004), as shown below.</p> |
| <p><b>3.0</b></p> <p>3.1</p>   | <p><b>Planning History of the application site</b></p> <p>LA04/2022/0129/F - Proposed social housing residential development comprising 122 residential dwellings, pedestrian and cycle ways, public open space, children's play area, landscaping (including 8 metre landscaped buffer to western boundary), boundary</p>   |

|            |  |
|------------|--|
|            | treatments, parking, access (provision of a right turn lane) and ancillary site works. Approved 27 <sup>th</sup> September 2023.   |
| <b>4.0</b> | <b>Policy Context</b>  |
| 4.1        | Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.  |
| 4.2        | <p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p> <p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>SP1a Managing growth and supporting infrastructure delivery<br/> SP2 Sustainable development<br/> SP5 Positive placemaking<br/> SP6 Environmental resilience<br/> RD1 New Residential Developments<br/> ENV1 Environmental Quality<br/> ENV2 Mitigating Environmental Change<br/> ENV3 Adapting to Environmental Change<br/> ENV5 Sustainable Drainage System</p> <p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>The site is located on unzoned whiteland in the Belfast Urban Area Plan, BMAP 2015 (published September 2014) and within draft BMAP (published November 2004), as shown below.</p> <p><u>Regional planning policy</u><br/> Regional Development Strategy 2035 (RDS)<br/> Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)<br/> Creating Places</p> |

|             |  |
|-------------|--|
|             | <p><u>Other Relevant Policies</u><br/>Developer Contribution Framework</p>   |
| <b>5.0</b>  | <p><b>Statutory Consultees</b><br/>NI Water – No objection</p>   |
| <b>6.0</b>  | <p><b>Non-Statutory Consultees</b><br/>N/A</p>   |
| <b>7.0</b>  | <p><b>Representations</b></p>  |
| <b>7.1</b>  | <p>No representations were received.</p>   |
| <b>8.0</b>  | <p><b>ASSESSMENT</b></p>   |
| 8.1         | <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> <li>- Acceptability of revised trigger point for implementation of foul and surface water drainage solutions</li> <li>- Impact on water environment and protected sites</li> </ul>   |
| 8.2         | <p>It is proposed to amend the trigger point of the original condition, to agree and implement foul and surface water drainage solutions, from commencement to occupation. This will allow additional time to address wastewater infrastructure capacity issues in the area, and ensure agreed foul and surface water drainage solutions are put in place prior to occupation of any of the approved residential units.</p>  |
| 8.3         | <p>The revised condition, with a later trigger point, will still ensure that a solution is identified and implemented before any of the houses are occupied.</p>   |
| 8.4         | <p>As a result, no additional pressure will be placed on the existing network until increased network capacity has been provided or an alternative engineering solution has been agreed with NI Water and the Council. Subsequently there will be no potential impacts upon the water environment or on any protected sites that may be hydrologically connected.</p>  |
| 8.5         | <p>NI Water were consulted and offer no objection to the rewording of the condition.</p>   |
| <b>10.0</b> | <p><b>Recommendation</b></p>   |
| 10.1        | <p>This application was submitted under Section 54 of the Planning Act (Northern Ireland) 2011. This applies to applications for planning permission of land without complying with conditions subject to which a previous planning permission was granted.</p>  |
| 10.2        | <p>Having regard to the development plan and other material considerations, the proposed variation of condition 20 is considered acceptable.</p>   |
| 10.3        | <p>Condition 20 of the original decision notice states:<br/>No development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.<br/>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> |
| 10.4        | <p>Variation of the condition:<br/>None of the residential units hereby approved shall be occupied unless details of foul and surface water drainage, including a programme for implementation of these works, have</p>  |

|      |  |
|------|--|
| 10.5 | <p>been submitted to and approved in writing by the Council and fully implemented in accordance with the approved details.<br/>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>Conditions from LA04/2022/0129/F which have not been discharged at this stage have been repeated in this report.</p>  |
| 11.0 | <p><b>Draft Conditions</b></p>   |
| 11.1 | <p>The planning permission has effect from the date which the development hereby approved was carried out.</p> <p><i>Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.</i></p>  |
| 11.2 | <p>All external facing and roofing materials shall be carried out as specified on the approved plans.</p> <p><i>Reason: In the interests of the character and appearance of the area.</i></p>  |
| 11.3 | <p>Prior to the commencement of any site works, all existing trees shown on Drawing Number 4737-P-10 E as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. Such tree protection measures shall remain in situ during the duration of the build. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Council.</p> <p><i>Reason: To protect existing trees indicated to be retained.</i></p>  |
| 11.4 | <p>The existing trees outlined in green on approved plan No. 4737-P-10 E shall be retained in accordance with this plan unless necessary to prevent danger to the public in accordance with details that shall have first been submitted to and approved in writing by the Council. Any retained trees or plants indicated on the approved plans which, within a period of five years from the completion of the development, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.</p> <p><i>Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.</i></p> |
| 11.5 | <p>All hard and soft landscaping works shall be carried out in accordance with the approved plan No. L0-01 K. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard and soft landscape areas and works shall be permanently retained in accordance with the approved details.</p>   |

|      |  |
|------|--|
|      | <p><i>Reason: In the interests of the character and appearance of the area, to promote sustainable drainage and to ensure the provision, establishment and maintenance of a high standard of landscape.</i></p>  |
| 11.6 | <p>The residential unit/s hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.</p>  |
|      | <p><i>Reason: In the interests of amenity.</i></p>   |
| 11.7 | <p>The residential unit/s hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans. The boundary treatment shall be retained in accordance with the approved details.</p>  |
|      | <p><i>Reason: In the interests of amenity.</i></p>   |
| 11.8 | <p>Prior to the occupation of the proposed development, a Human Health Verification Report shall be submitted to and approved in writing by the Council. The Human Health Verification Report must demonstrate that the remediation measures outlined in the Pentland Macdonald Ltd report entitled 'Contamination Assessment and Remediation Strategy, Former Gort na Mona Educational Resource Centre, Springfield Road, Belfast, for McGinnis Group' (referenced PM21-1065 and dated October 2021) and the Pentland Macdonald letter dated 24th February 2022 regarding 'Residential development at former Gort Na Mona Educational Resource Centre, Belfast (LA04/2022/0129/F) - Contaminated Land Clarifications' (PM21-1065_Let1) have been implemented. The Human Health Verification Report should also demonstrate that the agreed Materials Management Plan has been implemented during construction.</p> <p>The Human Health Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use. It must demonstrate that the identified potential contaminant linkages are effectively broken. The Human Health Verification Report shall be in accordance with Environment Agency guidance, British Standards and CIRIA industry guidance. In particular, the Human Health Verification Report must demonstrate that:</p> <ul style="list-style-type: none"> <li>a) A 300mm thick capping layer has been emplaced in the grassed public open space area shown on Figure 4 of the Contamination Assessment and Remediation Strategy report, composed of material that is suitable for a public open space in a residential setting end use and with a maximum nickel concentration of 78.3 mg/kg.</li> <li>b) The gardens of units 13-20 have a clean capping layer measuring 1m thick, composed of material that is suitable for a residential with homegrown produce end use.</li> <li>c) The properties shown on Figure 4 of the Contamination Assessment and Remediation Strategy report as requiring gas protection measures have been provided with gas protection in accordance with their Characteristic Situation 2 classification (as per the requirements of BS 8485:2015+A1:2019). Gas protection measures must be verified in line with the requirements of CIRIA C735.</li> <li>d) Any soils excavated from within the delineated area of gas risk (as shown on Figure 4, the quadrilateral defined by 2020 BH3, BH22, BH32 and BH34) have only been reused across parts of the site where no buildings are located.</li> </ul> <p><i>Reason: Protection of human health.</i></p> |



|       |  |
|-------|--|
| 11.9  | <p>After completing any remediation works required and prior to occupation of the development, an Environmental Receptors Verification Report shall be submitted to and agreed in writing by the Council. The Environmental Receptors Verification Report shall be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at: <a href="https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks">https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</a>.</p> <p>The Environmental Receptors Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.</p> <p><i>Reason: Protection of environmental receptors to ensure the site is suitable for use.</i></p>  |
| 11.10 | <p>A buffer of at least 8m, as depicted on Drawing Nos.4737-P-10 and L0-01 K must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil and the watercourse located along the western boundary of the application site.</p> <p><i>Reason: To negate any potential pollution issues to European Site features in Belfast Lough connected via the adjacent watercourse and to protect NI Priority Habitat and to prevent likely significant effects on the Belfast Lough SPA and Ramsar, and Inner Belfast Lough ASSI.</i></p>  |
| 11.11 | <p>If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Council in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p><i>Reason: Protection of human health.</i></p>  |
| 11.12 | <p>Prior to installation, a final window schedule shall be submitted to and approved in writing by the Council. The final window scheme shall detail the glazing configuration and sound reduction performance of the proposed windows to first floor habitable rooms on the eastern facade of dwellings numbered 1 to 26 as well as the windows of the ground and first floor habitable rooms of both the south and east façades of dwelling no. 69 and habitable rooms on the ground and first floor southern façade of dwelling number 70 of the hereby permitted development as shown on the JNP Architects 'Proposed site plan', dated 11/05/2021, drawing no. 4737-P-10, revision E. The window specification for habitable rooms shall be capable of achieving a sound reduction value of 33dBRw/27dBRtra in line with recommendations of the Acoustic Design Statement in appendix C of the Irwin Carr Consulting Noise Impact Assessment (dated 8th March 2022, referenced Rp002N 2021193).</p> |
| 11.13 | <p>The windows shall not be installed unless in accordance with the approved details.</p> <p><i>Reason: To protect the amenity of prospective residents.</i></p> <p>Prior to occupation, a Window Verification Report confirming that the Final Window Schedule has been implemented in accordance with condition 12 shall be submitted to and approved in writing by the Council.</p>   |
| 11.14 |  |

|       |  |
|-------|--|
|       | <p><i>Reason: To protect the amenity of prospective residents.</i></p>   |
| 11.15 | <p>Prior to occupation of the dwellings, the final window schedule and alternative means of ventilation schedule shall be installed, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative means of ventilation provided in compliance with building control requirements.</p>  |
|       | <p><i>Reason: To protect the amenity of prospective residents.</i></p>   |
| 11.16 | <p>Prior to occupation of the hereby permitted development, the final window schedule and alternative means of ventilation schedule shall be installed, as approved, to achieve suitable internal noise levels in all habitable rooms in accordance with BS8233:2014, with the windows closed and the alternative means of ventilation provided in compliance with building control requirements.</p>  |
|       | <p><i>Reason: To protect the amenity of prospective residents.</i></p>   |
| 11.17 | <p>Prior to occupation of the dwellings, a verification report demonstrating that the window schedule and alternative means of ventilation has been installed in accordance with the requirements of condition 12 shall be submitted to and approved in writing by the Council. The verification report may take the form of a written declaration from the supplier and installation contractor confirming purchase and subsequent installation.</p>  |
|       | <p><i>Reason: To protect the amenity of prospective residents.</i></p>   |
| 11.18 | <p>No development shall commence on site until a scheme for winter grit provision and replenishment of one grit bin per 50 residential units has been submitted to and approved in writing by the Council. The scheme shall include the location and design of the grit bins and how these will be managed and replenished and how grit will be distributed on the internal roads of the development. The scheme shall include a timetable for implementation. The scheme shall thereafter be carried out in accordance with the approved details.</p> |
|       | <p><i>Reason: In the interests of highway safety and the convenience of roads users within the development, having regard to the steep gradient of the site.</i></p>   |
| 11.19 | <p>None of the residential units hereby approved shall be occupied unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council and fully implemented in accordance with the approved details</p>   |
|       | <p><i>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</i></p>   |
| 11.20 | <p>The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Private Streets Determination drawing No.19916-C020 Rev.P6 uploaded to the Planning Portal 24th August 2023 and 'Proposed Access Layout' drawing No.5206860-ATK-XX-ZZ-DR-CH-003 P04 published on the Planning Portal 1st September 2023, prior to the commencement of any other works or other development hereby permitted.</p>   |
|       | <p><i>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</i></p>   |

|       |  |
|-------|--|
| 11.21 | <p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be implemented as indicated on drawing Nos. 19916-C020 Rev.P6, 19916-C021 Rev.P6 and 19916- C022 Rev.P5 bearing the Department for Infrastructure Determination date stamp 31st August 2023.</p> <p><i>Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.</i></p>   |
| 11.22 | <p>The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.</p> <p><i>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</i></p>   |
| 11.23 | <p>The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.</p> <p>No part of the development hereby permitted shall be occupied until the works necessary for the improvement of the public road have been completed in accordance with the details outlined in blue on drawing No.19916-C020 Rev.P6 bearing the Department for Infrastructure Determination date stamp 31st August 2023. The Council hereby attaches to the determination a requirement under Article 3(4)A of the above Order that such works shall be carried out in Accordance with an agreement under Article 3(4)</p> <p><i>Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.</i></p> |
| 11.24 | <p>No dwelling shall be occupied until its respective hard surfaced areas have been constructed in accordance with Private Streets Determination drawing Nos.19916-C020 Rev.P6, 19916-C021 Rev.P6 and 19916-C022 Rev.P5 uploaded to the Planning Portal 24th August 2023 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.</p> <p><i>Reason: To ensure adequate provision has been made for parking within the site.</i></p>   |
| 11.25 | <p>No dwelling shall be occupied until in its respective service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development.</p> <p><i>Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.</i></p>   |
| 11.26 | <p>Notwithstanding the submitted details, the development hereby permitted shall not be occupied until details of a Vehicle Restraint System (VRS) have been submitted to and approved in writing by the Council. The VRS shall be designed to meet the requirements of the Design Manual for Roads and Bridges and other relevant standards and technical guidance. The development shall not be occupied until the approved VRS has been implemented.</p>  |

|      |   |
|------|---|
|      | Reason: In the interests of road safety.  |
| 12.0 | Representations from elected members: N/A |

| <b>ANNEX</b>                               |                                |
|--|--------------------------------|
| <b>Date Valid</b>                          | 17 <sup>th</sup> November 2024 |
| <b>Date First Advertised</b>               | 29 <sup>th</sup> November 2024 |
| <b>Date Last Advertised</b>                | 29 <sup>th</sup> November 2024 |
| <b>Date of Last Neighbour Notification</b> | 4 <sup>th</sup> December 2024  |