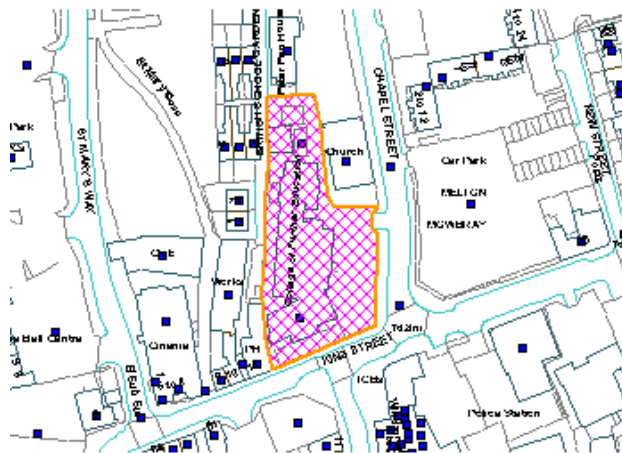


Reference: 15/00247/FUL
Date submitted: 25th March 2015
Applicant: Brooksby Melton College
Location: Brooksby Melton College, King Street, Melton Mowbray LE13 1XA
Proposal: Affordable housing development of 25 units. Comprising of 22 flats and 3 dwellings



Proposal :-

This application seeks full planning permission for 25 dwellings on the site of Melton Brooksby College's King St facilities in Melton Mowbray.

All of the area proposed for residential development is within the designated town envelope. The development would comprise a 3 storey block containing flats forming a new street frontage to both King St and Chapel St and 3 x 2 storey houses towards the rear of the site between British School Gardens and the rear of the Chapel. Parking (23 spaces) would be to the rear, enclosed by the new building, and the 3 houses would have an individual parking space each. Access would be formed from Chapel St and **all 25 units would be affordable**. The application also involves the dedication of land to MENCAP premises to the north of the site (a 9m deep strip that borders the existing premises).

The application is directly associated with application no 15/00246/OUT elsewhere on this agenda.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan**
- **Road safety**
- **Residential amenities**
- **Design and streetscene**
- **Impact on setting of Heritage assets**

The application is required to be presented to the Committee due to the scale of the proposal

History:-

No relevant history

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within the Town Envelope providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Policy BE1 : also allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

Policy CF4 : Planning permission will not be granted for development which would result in the loss of local community facilities unless there is no local need or replacement sites or buildings can be made available.

Policy H10: planning permission will not be granted for residential development unless adequate amenity space is provided within the site in accordance with standards contained in Appendix 5 (requires developments of 10 or more dwellings to incorporate public amenity space for passive recreation with 5% of the gross development site area set aside for this purpose).

Policy H11: requires developments of 15 or more dwellings to make provision for playing space in accordance with standards contained in Appendix 6 (requires developments of 15 or more dwellings to include a LAP within 1 minute walk (60m straight line distance) of dwellings on the site and extend to a minimum area of 400 sq m.

Policy BE11 – Planning permission will only be granted for development which would have a detrimental effect on archaeological remains of county or district significance if the importance of the development outweighs the local value of the remains. If planning permission is given for the development which would affect remains of county or district significance, conditions will be imposed to ensure that the remains are properly recorded and evaluated and, where practicable, preserved.

The National Planning Policy Framework was published 27th March 2012 and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out -of -date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

On Specific issues it advises:

Promoting sustainable transport

- all developments that generate significant amounts of movement to be supported by a Transport Assessment or Statement; development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.
- Developments that generate significant movements are located where the need to travel will be minimised and use of sustainable transport modes can be maximised.

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA’s should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:

Consultation reply	Assessment of Head of Regulatory Services
<p>LCC Highways – Highways & Transportation - recommends approval</p> <p>Transport Sustainability Whilst the car parking provision is low, given the town centre location and the type of accommodation proposed, the level of parking should be adequate. The site currently has 2vehicular dropped crossings serving it from King Street, that will become redundant as a result of this proposal, these should therefore be removed, but in order to help pedestrian movements, these crossings should be amended to form pedestrian crossing points.</p> <p>Site Access The existing vehicular access has restricted width not helped by the presence of the brick piers and gates that abut the access road, as such it would in practice be very difficult for two vehicles to pass. Therefore in the interests of highway safety,</p>	<p>The site is in a town centre location and makes modest parking provision. However there is ample parking in the immediate area should demand exceed that provided on site</p> <p>The Highway Authority recommends approval and it is not considered that the proposal would have a significant impact on either the wider highway network or highway safety.</p>

<p>improvements to the access should be carried out to enable 2 vehicles to pass.</p> <p>Internal Layout The car parking layout plan shows the parking spaces only 4.8 metres long, this does not accord with current LHA standards which require car parking spaces to have a minimum length of 5.5 metres. An amended plan should be submitted showing</p> <p>Conditions: Recommends conditions in relation to access width, parking provision, works in accordance with specified drawings, construction/site management plan and crossing points.</p>	
<p>LCC Archaeology</p> <p>The Leicestershire and Rutland Historic Environment Record (HER) and submitted desk-based assessment (ULAS Rep.: 2015-055) notes that the site lies within an area of significant archaeological interest.</p> <p>Research undertaken by ULAS on behalf of the applicant indicates that known archaeological remains from the surrounding area include prehistoric, Roman, Anglo-Saxon, medieval and later post-Medieval remains.</p> <p>The development includes proposals for the demolition of the standing college buildings, and erection of an apartment block, fronting onto King Street and Chapel Street, with additional terrace housing and hard landscaping proposed. All the above elements, in addition to the construction of services, are likely to impact upon surviving archaeological remains.</p> <p>Trial Trenching is required to establish the nature and extent of archaeology on the site.</p>	<p>The site is operational and contains a building, both of which mean trial trenching prior to a decision is impossible.</p> <p>The Archaeological advisors have confirmed that a condition is acceptable in these circumstances.</p> <p>These requirements can be secured by means of a condition.</p>
<p>Lead Local Flood Authority A SuDS system will be required including water storage facilities. Conditions recommended including calculations regarding run off and water storage capacity</p>	<p>Noted, these requirements can be made the subject of conditions.</p>
<p>Severn Trent Water Authority – No objections subject to conditions requiring full details of drainage plans for the disposal of foul sewage and surface water.</p>	<p>Noted – conditions can be applied to this effect. Severn Trent do not object, or raise concerns, about the capacity of the drainage system.</p>
<p>Environmental Health Officer Contamination – an assessment has taken place which identified risk and measures to mitigate them.</p> <p>No Objections subject to conditions to:</p> <ul style="list-style-type: none"> • Further investigation for the presence of lead at the west side of the site • Works interrupted in further 	<p>Noted,</p> <p>Conditions are proposed which can be incorporated to any permission.</p>

contaminants are found

- Any imported soils are examined for contamination
- No topsoil from the site is reused unless it is first sampled for contamination

Noise

The noise impact assessment adequately characterises the noise environment and demonstrates that suitable internal noise levels can be achieved, in line with BS8233:2014 and BS4142:2014, subject to a rigorous acoustic mitigation scheme. The scheme assumes that windows/doors are kept closed and alternative ventilation is provided. Despite the mitigation scheme, noisy events such as rowdy patrons and live music from the Generous Britain are likely to be audible and may cause some disturbance.

The provision of ventilation also needs to be considered and in this regard building control Approved Document F (ADF) applies. This assumes that windows will be opened for purge ventilation for the purpose of regulating thermal comfort during summer months; however, the acoustic mitigation scheme assumes that windows/doors to be kept closed. It is unavoidable therefore that when windows are opened for purge ventilation, noise exposure will significantly increase.

Continuous 'whole dwelling ventilation' rates will need to be achieved on the presumption of windows being closed. This must include any non-habitable rooms on any façade where windows/door are required to be closed to achieve internal noise levels due to internal noise transmission.

Summary

Notwithstanding a rigorous acoustic mitigation scheme, the development is considered undesirable due to the public health constraints identified above. However it is recognised that ideal environmental conditions cannot always be achieved in all circumstances and this must be tempered by the public benefit of the development. Should planning permission be granted, conditions should be applied to minimise the impact on public health:

1. Submission and approval of a an acoustic mitigation scheme including how 'whole dwelling ventilation' will be achieved on the presumption of windows being closed including non-habitable rooms on any façade where windows/door are required to be closed to achieve internal noise levels.
2. Should the Local Authority received

<p>noise nuisance complaints from the future occupants of the development concerning extraction noise relating to the commercial kitchens at 15/17 Windsor Street, Melton Mowbray, the developer shall undertake a noise assessment acoustic remediation scheme and undertake the works within one calendar month from the date of approval.</p>	
<p>LCC Developer Contributions-</p> <p>Waste - The County Council considered the proposed development is of a scale and size which would have an impact on the delivery of Civic Amenity waste facilities within the local area. The County Council has reviewed the proposed development and consider there would be an impact on the delivery of Civic Amenity waste facilities within the local area because of a development of this scale, type and size. As such a developer contribution is required of £2067 (rounded to the nearest pound). The contribution is required in light of the proposed development and was determined by assessing which civic amenity site the residents of the new development are likely to use and the likely demand and pressure a development of this scale and size will have on the existing local civic amenity facilities. The increased need would not exist but for the proposed development.</p> <p>Libraries – The County Council consider the proposed development is of a scale and size which would have an impact on the delivery of library facilities within the local area. The proposed development on Nottingham Road, Melton Mowbray is within 0.4km of Melton Library, Wilton Road being the nearest local library facility which would serve the development site. It will impact on local library services in respect of additional pressures on the availability of local library facilities. The contribution is sought to purchase additional library materials, e.g. books, audio books, newspapers and periodicals etc for loan and reference use to mitigate the impacts of the proposed development. £630 is sought</p> <p>Education- no contribution is requested.</p> <p>Ecology, Landscape: no requirements</p>	<p>Noted – If the development is considered acceptable a Section 106 Agreement to secure developer contributions would be needed.</p> <p>S106 payments are governed by Regulation 122 of the CIL Regulations and require them to be necessary to allow the development to proceed, related to the development, to be for planning purposes, and reasonable in all other respects.</p> <p>The contributions requested for mitigation against waste and libraries are a tariffed style requests that will be ‘pooled’. Under CIL Reg. 123(3) no more than five contributions can be pooled for any singular infrastructure project and in both cases there have been more than 5 already</p> <p>The contributions are therefore not considered appropriate for inclusion in a S106 agreement.</p> <p>Noted.</p> <p>Noted.</p>

Representations:

Site notices were posted and neighbouring properties consulted. As a result **2 letters of objection have been received and 1 letter of support**

Representations	Assessment of Head of Regulatory Services
Object to the demolition of the facade of a	The building is not listed and no consent is

<p>Historic Civic Building of the 1930's. It is one of three of the 'Art Deco' period that was built in Melton, i.e. the Library, Wilton Road (originally M.M. Girls Modern School), and Harwood House, Park Road (formerly Melton Farmers' offices) and the stone frontage to King Street Technical College should be preserved. Too many buildings of historic/architectural merit have been lost since the mid 1980's - this facade to the building should be saved and restored to its former glory.</p>	<p>required for its demolition and as such refusal on this basis alone could not be sustained.</p> <p>Its role as a 'non designated heritage asset' is addressed below.</p>
<p>Support: The redevelopment would be a great improvement to the site</p>	<p>Noted</p>

Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Housing Supply</p>	<p>There is a housing shortage nationally and the Borough of Melton is no different. Historically the Borough has failed to provide housing and is not in a position to demonstrate a 5 year land supply. Between 2011-2015 351 new homes were built, based upon the requirements of the Strategic Housing Market Assessments 908 were needed (245 per year). From sites currently under construction or with valid planning permission the Council can demonstrate a deliverable supply of 800 new homes which equates to approximately 2.5 year land supply. The most recent evidence indicates that there is need for 37% of new homes to be 'affordable' (90 per year).</p> <p>This application would make a significant contribution to housing supply, in a sector where demand is high and delivery has been difficult. Significant weight should therefore be afforded to this aspect of the proposal</p>
<p>Layout and design</p>	<p>The proposal would create a new street frontage in both Chapel St and King St. As a 3 storey building and in close proximity to the road it would be extremely prominent.</p> <p>The area is a combination of a wide range of architectural styles and scale of building and also contains a series of breaks to the streetscape that give it a somewhat 'fractured' appearance, with no unifying theme, except that the buildings generally follow the roads. This theme would be continued by the design proposed.</p> <p>The design is of modern but appearance and effort has been made to create a central feature related to the entrance that will give the building some 'legibility'.</p> <p>Use of different materials on the principal elevation and treatment of window features also serve to give</p>

	<p>the building some interest and guard against it having too great a regimented or repetitive appearance.</p> <p>It is considered that the design is of sub-optimal quality, but given its surroundings and the quality of the building it replaces (save for the front elevation) it is considered acceptable in design terms.</p>
<p>Heritage Assets Setting of listed building (St Mary’s church)</p> <p>Para 134 of the NPPF advises: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>‘Non designated heritage assets’ Para 135 of the NPPF advises: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	<p>The site currently allows some medium distance views across the town centre to the tower of St Mary’s Church. These would be diminished by the proposal because it is close to the street from where views are obtained than the existing building. The amended plans, setting the site further back into the site from the street frontage, have been submitted to reduce this impact.</p> <p>However, these are not ‘designed’ views nor are they critical to the appreciation of the Church and its setting and they will be reduced, not removed altogether. As such the impact is ‘less than substantial’ within the terms used by the NPPF and a balanced judgement between harm and benefits is required</p> <p>The building currently on the site is of some local interest and has been the subject of objections received. It is not listed or in a Conservation Area and as such is a ‘non designated heritage asset’ to which para. 135 of the NPPF applies (see opposite). Similar to the above, this requires the benefits of the proposal to be weighed against the harm, including in this case the total loss of the building. This is addressed in the conclusion below.</p>
<p>Residential Amenity</p>	<p>The development lies opposite residential accommodation in the form of upper floor apartments on Windsor St. These are considered to be sufficiently separated and orientated such that levels of residential amenity would reach acceptable levels.</p> <p>The three houses, though behind the Chapel, share a building line with its end elevation and as such will not be over dominated by it. Each has private garden provision to the rear.</p> <p>Concern has been raised regarding noise exposure of the units closest to the adjacent Public House and nearby night spot (see comments from Environmental Health above) but a mitigation scheme has been developed to overcome these. Additional work is required to investigate the noise exposure during times of ventilation.</p>
<p>Public Open space</p> <p>The development is of a scale that Public Open</p>	<p>The site lies in the town centre which has ready and</p>

Space should be provided (Policy H11 of then Local plan – see page 2 above)	easy access to a wealth of open space and leisure facilities. It is considered that the on site provision would be of such small scale as to be of limited value and that in the circumstances of the case it is not justified.
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Conclusion

It is considered that the application presents strongly positive benefits with some limited harm which must be considered by Committee in reaching its conclusion.

The proposed housing development is situated within the built up area of the town where new development is generally acceptable, subject to detailed matters such as design which have been addressed above. Accordingly it is considered to comply with the key polices of the Development Plan, OS1 and BE1.

The Borough is deficient in terms of housing land supply more generally and this would be partly addressed by the application, in a location that is considered to be sustainable in terms of access to services and facilities and with good transport links. Affordable housing provision remains one of the Council’s key priorities. This application presents affordable housing that helps to meet identified local needs. The NPPF states an objective of boosting housing supply and choice, and accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, type and location and it is considered that this is a material consideration of significant weight in favour of the application.

The application has some adverse impacts in terms of the loss of the existing building and setting of the Church. However both of these are considered to be of very limited importance due to their unlisted and unprotected status and, the quality of the views concerned and the fact that views will remain (albeit reduced) and as such these are not considered to outweigh the benefits by some margin.

In conclusion it is considered that there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues –impacts on heritage assets – are considered to be of limited harm in this location.

Applying the ‘test’ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that permission should be granted.

Recommendation: PERMIT, subject to conditions :

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be built in accordance with the following plan:
3. No development shall take place until samples of the materials to be used on all external elevations and roofs of the development have been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
4. No demolition or development shall take place until a Written Scheme of Investigation detailing a programme of exploratory trial trenching, has been submitted to and approved by the local planning authority in writing. The trenching shall be undertaken in accordance with the Written Scheme and the result, where significant archaeological remains are identified, used to inform the design of a suitable programme of archaeological mitigation.
5. Prior to the impact of demolition and/or development upon any significant archaeological remains revealed or predicted based upon the results of the trial trenching (1 above), a programme of archaeological mitigation shall be detailed a Written Scheme of Investigation and submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - the programme and methodology of site investigation and recording
 - the programme for post-investigation assessment
 - provision to be made for analysis of the site results

- provision to be made for publication and dissemination of the results of the site investigation
 - provision to be made for archive deposition of the analysis and records of the site investigation
 - nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
6. No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (4).
 7. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
 8. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of two treatment trains to help improve water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

9. Before any dwelling hereby permitted is first occupied, the existing two redundant vehicular crossing points on King Street shall have been amended to form two pedestrian crossing points, in accordance with LHA standards. The details of which shall first have been submitted to and approved by the LPA before development commences.
10. Before first use of the development hereby permitted, the existing gates to the vehicular access shall be removed. Any new vehicular access gates, barriers, bollards, chains or other such obstructions erected shall be set back a minimum distance of 10 metres behind the highway boundary and shall be hung so as not to open outwards.
11. Before any dwelling hereby permitted is first occupied, the existing vehicular access shall have been widened as shown on the amended plan 7763 70-004 revision P3 with minimum clear margins of 0.5 metres on each side of the access road. Once the access has been so improved it shall thereafter be permanently so maintained.
12. No dwelling hereby permitted shall be occupied until such time as the car parking and manoeuvring facilities have been provided, hard surfaced, laid out and made available for use within the curtilage of the site, fully in accordance with details shown on the amended plan 7763 70-004 revision P3. Once provided the car parking facilities shall thereafter be permanently so maintained in accordance with the approved details.
13. There shall be no direct vehicular access from the site on to British School Gardens.
14. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.
15. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

16. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority (LPA) During the period of construction, all traffic to and from the site shall use the agreed route at all times.
17. Where the developer proposes to deviate from the proposed site layout in respect of car park hard standing to the west of the site as per submitted document 'proposed site plan', no development shall take place until a revised risk assessment/conceptual model and method remediation statement to identify and control any unacceptable risks to human health and/or the environment pertaining to elevated concentrations of lead have been submitted and approved by the Local Planning Authority prior to the commencement of development.
18. If, during the development, any contamination is identified that has not been considered previously, then, other than to make the area safe or prevent environmental harm, no further work shall be carried out in the contaminated area until additional remediation proposals for this material have been submitted to the Planning Authority for written approval (this would normally involve an investigation and an appropriate level of risk assessment). Any approved proposals shall thereafter form part of the Remediation Method Statement.
19. In the event that it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source such that a representative sample is obtained and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme or another approved scheme the results of which shall be submitted to the Planning Authority for consideration. Only the soil approved in writing by the Planning Authority shall be used on site.
20. No topsoil from the existing site shall be used in connection with the development unless sampled at source such that a representative sample is obtained and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme or another approved scheme the results of which shall be submitted to the Planning Authority for consideration. Only the soil approved in writing by the Planning Authority shall be used on site.
21. No development shall take place until an acoustic mitigation scheme has been submitted to and approved by the Local Planning Authority. As a minimum the scheme must achieve the façade acoustic specifications outlined in noise impact assessment MM202/15251 by Spectrum Acoustic Consultants. The acoustic mitigation scheme shall also include a copy of the approved ventilation scheme wherein 'whole dwelling ventilation' must be achieved on the presumption of windows being closed including non-habitable rooms on any façade where windows/door are required to be closed to achieve internal noise levels. The approved scheme shall be completed prior to the first occupation of the development and shall be retained thereafter.
22. Should the Local Authority received noise nuisance complaints from the future occupants of the development concerning extraction noise relating to the commercial kitchens at 15/17 Windsor Street, Melton Mowbray, the developer shall undertake a noise assessment of the noise in accordance with British Standard 4142: 2014 'Method of rating industrial noise affecting mixed residential and industrial areas'. This assessment shall be submitted to the Local Planning Authority for approval. Should this assessment demonstrate an exceedance of 'background' noise levels, the developer shall consider the significance of the exceedance in relation to the National Planning Policy Framework, BS 8233: 2014 'Sound Insulation and Noise Insulation for Buildings - Code of Practice' and noise impact assessment MM202/15251. Where the exceedance is considered to have a significant adverse impact, the developer shall submit an acoustic remediation scheme to the Local Planning Authority for approval. Once approved the developer shall undertake the works within one calendar month from the date of approval.
23. The development hereby approved shall be for the sole purpose of providing 100% affordable housing. Detail of the arrangements to ensure that they are affordable for both first and subsequent occupiers, the tenureship (i.e between rented and intermediate) , occupancy criteria to be used for determining the identity of occupiers and the means by which such occupancy criteria shall be enforced shall be provided prior to completion of the development. The affordable housing shall be provided in accordance with the approved scheme.

Officer to contact: **Mr J Worley**

Date: 30th November 2014