

OUTLINE PLANNING PERMISSION

Name and Address of Applicant

Name and Address of Agent (if any)

Mr Adrian Kerrison
Plumtree Barn Bradmore Lane
Plumtree
Nottingham
NG12 5EW

Part 1 - Particulars of Application

Date of Application

Application No.

01.08.19

19/00859/OUT

Particulars and location of development:

Proposed erection of 34 dwellings

Field OS 6260 Canal Lane Hose

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Melton Borough Council grants permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application form and plans submitted, subject to the following conditions:-

1. Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.
2. Approval of the following details (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced:
Appearance
Landscaping
Layout
Scale
The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details.

3. The reserved matters as required by condition 2 above, shall provide for a mixed of types and sizes of dwellings that will meet the area's local market housing need.
4. Construction work on no more than 50% of the dwellings shall commence on site and no dwellings shall be occupied until the detail of arrangements for the provision of affordable housing equating to 32% of the quantum of the development (11 units) have been submitted to and approved in writing by the Local Planning Authority. The details shall include;

(a) the numbers, type and location of the affordable housing provision to be made as part of the development;

(b) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing;

(c) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing provision, and the means by which such occupancy criteria shall be enforced.

(d) the timing of the construction of the affordable housing provision and its phasing in relation to the occupancy of the market housing;

The requirements of the approved detailed arrangements will be complied with in implementation of the planning permission.

5. The development hereby permitted shall not be carried out otherwise than in accordance with the submitted application details, as follows:
Location Plan drg. no. PL-001
received by the Local Planning Authority on 1 August 2019.
6. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.
7. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.
8. No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site have been submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The development shall thereafter be carried out in accordance with the approved details.

9. No development shall commence on site until all existing trees that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left un-severed.
10. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.
11. Development shall not begin until details of design for off-site highway works being the access arrangements and alterations to Canal Lane have been approved in writing by the local planning authority; and no dwelling in the development shall be occupied until that scheme has been constructed in accordance with the approved details.
12. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at each site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
13. The gradient of the proposed central access road shall not exceed 1:30 for its first 10 metres. The gradient of the western service access, shall not exceed 1:20 for their first 5 metres.
14. Notwithstanding the submitted information, before first occupation of the development hereby permitted, the western service access to the site shall be provided with 6 metre control radii on both sides of the access.
15. Before first occupation 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.
16. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 20 metres behind the highway boundary and shall be hung so as not to open outwards.
17. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of each access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

18. The development hereby permitted shall not be occupied until such time as the access drives (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.
19. Any reserved matters submitted in relation to layout under condition 2 should provide for the retention of a minimum of a 4-5M buffer between the development (including garden boundaries) and the boundary hedgerows.
20. The development shall be carried out in full accordance with the Great Crested Newt mitigation strategy contained within Table 8 of the Great Crested Newt Survey (Brindle & Green, July 2018) received by the Local Planning Authority on 1st August 2019.
21. The development shall be carried out in full accordance with the recommendations of the Phase 1 Habitat Survey & Protected Species Assessment (Brindle & Green, November 2015) received by the Local Planning Authority on 1st August 2019.
22. Protected species surveys are to be updated in support of either the reserved matters application if this occurs after June 2021. The surveys shall be submitted to and approved in writing by the Local Planning Authority.
23. The development shall be carried out in full accordance with the recommendations of the ecological management plan (Brindle and Green February 2020) received by the Local Planning Authority on 17 June 2020.
24. No development shall take place other than in accordance with the approved Written Scheme of Investigation (Pre-Construct Archaeology Ltd, April 2016; Rev: October 2019) received by the Local Planning Authority on 18th October 2019.
25. 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. Thereafter the requirements of the approved scheme shall be implemented.
26. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. Thereafter the requirements of the approved scheme shall be implemented.
27. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term management and maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the requirements of the approved scheme shall be implemented.

28. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a Remediation Method Statement has been submitted by the developer and approved by the LPA detailing how this unsuspected contamination shall be dealt with. Thereafter the requirements of the approved Remediation Method Statement shall be implemented.
29. 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 imported onto and used on site.
30. No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- I. Procedures for maintaining good public relations including complaint management, public consultation and liaison
 - II. Arrangements for liaison with the Council's Environmental Health Team
 - III. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
 - 07:00 Hours and 19:00 Hours on Mondays to Fridays and
 - 08:00 and 13:00 Hours on Saturdays and
 - at no time on Sundays and Bank Holidays
 - IV. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - V. Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and vibration disturbance from construction works.
 - VI. Procedures for emergency deviation of the agreed working hours.
 - VII. Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Thereafter the requirements of the approved Construction Environmental Management Plan shall be implemented.

The reasons for the conditions are:-

1. To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).
2. To ensure a satisfactory appearance and impact of the development in accordance with Policies SS1 and D1 of the Melton Local Plan and Policies H1, H2 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.
3. To cater for a range of housing needs and to accord with Policy C2 of the Melton Local Plan, Policy H5 of the Clawson, Hose and Harby Neighbourhood Plan.

4. To secure the provision affordable housing and to ensure a satisfactory standard of control over the occupation of the affordable units as required by Policy C4 of the Melton Borough Local Plan and Policy H6 of the Clawson, Hose and Harby Neighbourhood Plan.
5. To ensure a satisfactory form of development in accordance with Policies SS1 and D1 of the Melton Local Plan and Policies H1, H2 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.
6. To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1, H2 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.
7. To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1, H2 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.
8. To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme, in accordance with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1, H2 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.
9. In the interests of visual amenity in accordance with Policies D1 of the Melton Local Plan and Policies H1 and H2 of the Clawson, Hose and Harby Neighbourhood Plan.
10. To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
11. To mitigate the impact of the development, in the general interests of highway safety and in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
12. To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
13. To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

14. To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway, in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
15. 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, in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
16. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway, in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
17. In the interests of pedestrian safety and in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
18. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.
19. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.
20. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.
21. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.
22. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.
23. In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.
24. To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy EN3 of the Melton Local Plan and Policy ENV5 of the Clawson, Hose and Harby Neighbourhood Plan.

25. To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, in accordance with Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.
26. To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase, in accordance with Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.
27. To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development, in accordance with Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.
28. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Paragraph 170, 178 and 179 of the National Planning Policy Framework.
29. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Paragraph 170, 178 and 179 of the National Planning Policy Framework.
30. To secure the satisfactory development of the site and comply with Policy D1 Adopted Melton Local Plan.

NOTES TO APPLICANT:-

Under Article 35 of The Town and Country Planning, (Development Management Procedure) (England) Order 2015 the following is a summary of the reasons and development plan considerations relevant to this decision.

1. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
2. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance

where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance.

3. All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. Prior to construction, measures should be taken to ensure that users of the Public Bridleway are not exposed to any elements of danger associated with construction works.
5. Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
6. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
7. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.
8. Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.
9. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing 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 return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

10. Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

11. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual householder ownership.

12. Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted.

Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

Approved Plans

This permission authorises only the development shown on the approved plans. Any changes will require a further planning permission, without which they will be unauthorised and open to enforcement action to remedy the breach of planning control.

Conditions

Please note that a written request to discharge a condition now requires a fee to be submitted of £34 for domestic works and £116 for all other types. Requests to discharge conditions should be made on the attached form or through the website www.planningportal.gov.uk Forms can also be obtained from the Council on 01664 502502 and from the website www.melton.gov.uk , 'Planning Application Forms and guidance' page. The Council is required to determine such requests within 8 weeks of submission.

NOTES

It will be most helpful if the application number shown overleaf is quoted in all correspondence.

1. Appeals to the Secretary of State

- If you are aggrieved by the decision to grant permission **subject to conditions**, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against the conditions on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local the conditions on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- If this is a decision on a **householder application**, if you want to appeal against the conditions then **you must do so within 12 weeks** of the date of this notice.
- If this is a decision on planning permission for a **minor commercial application**, if you want to appeal against the conditions then **you must do so within 12 weeks** of the date of this notice.
- **For all other types of decision**, if you want to appeal then you must do so within **6 months** of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- 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 in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

2 If permission to develop land is granted permission subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3 In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where planning permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

- 4 This permission covers only consent under Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consent should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS AND BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons Act 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick and Disabled Act 1970 (as amended 1976) (Section 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S.5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice B.S.5810:1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street London W1A 2BS. (Telephone 071-629-900) and(in so far as Educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings".
- 2 The buildings to which these requirements apply are:-
- a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops and Railway Premises as defined in the Offices, Shops and Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.

Outline Permission