

Contact: Sarah White DDI No. 01494 421517 (part time)
App No : 17/07568/FUL App Type : FUL
Application for : Construction of 2 x 3 bed (semi-detached) dwellings with associated parking and alterations to existing car-park to form courtyard.
At Land Rear Of 24 Market Square, Princes Risborough, Buckinghamshire
Date Received : 17/11/17 Applicant : Mr Richard Woodeson
Target date for decision: 12/01/18

1. **Summary**

- 1.1. Planning permission is sought for the construction of a pair of 3-bed semi-detached dwellings on the northern section of the car park to the rear of 24 Market Square, with associated landscaping and surfacing alterations.
- 1.2. The proposal would be considered to provide a sufficient standard of accommodation, private amenity space and safe and convenient parking for use by the occupiers of the new dwellings, without undue harm to the amenities of the neighbouring properties or highway safety. The proposal is considered to be in accordance with the relevant planning policies and is therefore recommended for approval subject to conditions.

2. **The Application**

- 2.1. The application site is located in the Princes Risborough Settlement beyond the Green Belt, within the Princes Risborough Conservation Area. Bounded to the north by the garden area of the Grade II* Listed Manor House, the site also falls within an archaeological notification site.
- 2.2. Planning permission is sought for the construction of a pair of 3-bed semi-detached dwellings on part of an existing car-park. The carpark is situated to the rear of Market Square and Duke Street, within a mixed use area consisting of both residential and business properties. The site is accessed via the existing barrier controlled vehicular access off Duke Street.
- 2.3. The application is accompanied by:
 - Archaeological Desk Based Assessment
 - Ecology Wildlife Checklist
 - Arboricultural Impact Assessment Documents
 - Daylight and Sunlight Study (Surrounding properties)
 - Daylight and Sunlight Study (Within)
 - Design and Access Statement
 - Story Board
- 2.4. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.5. Weight is of course a matter for the decision maker but the NPPF says:

Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

 - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);and

- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3. Working with the applicant/agent

In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

In this instance the application follows the withdrawal of a previous application and subsequent pre-application advice. The agent was provided the opportunity to submit further information to support the application in the form of a Daylight and Sunlight Study. The application was considered by Officers to be acceptable as submitted and a report recommending the approval of the application was submitted to the Local Ward Members in accordance with the Council's delegated procedures.

4. Relevant Planning History

- 4.1. 97/07337/FUL – Formation of private car park – Approved
- 4.2. 17/05917/FUL Construction of 2 x 3 bed (semi-detached) dwellings with associated landscaping – Withdrawn
- 4.3. 18/05159/FUL - Relocation of 4 x air-conditioning units from west elevation to internal gable at first floor level – Current application under consideration.

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G3;
 Core Strategy Development Planning Document (CSDPD): CS19;
 Housing Intensification Supplementary Planning Document (HISPD)
 Residential Design Guidance June 2017
 Emerging Local Plan (Regulation 19) Publication Version: CP3

- 5.1. The site is located within the Princes Risborough Settlement beyond the Green Belt in a mixed use area. The car park was previously extended under planning permission 97/07337/FUL by Tesco Stores Ltd to provide 14 staff car parking spaces, as part of a package of measures to address the problems of on-site parking and traffic congestion experienced around that time, including alterations to the car park layout at the Tesco store under planning permission 98/06255/FUL. The parking area identified for Tesco staff is now surplus to requirements and Tesco have surrendered their lease. There have been no extensions to the Tesco store since planning permission was originally granted under 94/05768/FUL, and whilst condition 8 of planning permission 97/07337/FUL requires the area to be retained for parking, there is nothing in the decision notice specifically tying the use of those parking spaces to the Tesco Store. The Council would therefore have no grounds to object to the loss of the former Tesco staff car parking spaces within this private car park.
- 5.2. The application site is located in a mixed use area consisting of retail, commercial and residential properties. Given this context the proposed development is therefore considered to be acceptable in principle providing the development complies with the Development Framework and other material planning considerations.

Impact upon the Character and Appearance of the Area

Adopted Local Plan (ALP): G3, HE6, HE19;
Core Strategy Development Planning Document (CSDPD): CS17, CS19;
Chilterns Building Design Guide
Emerging Local Plan (Regulation 19) Publication Version: DM31, DM35

- 5.3. The site is located within the Princes Risborough Conservation Area. Bounded to the west by a three-storey block of flats known as Regent House in Malthouse Square, to the north by the garden area of the Grade II* Listed Manor House, and to the east by the two-storey buildings in Duke Street which comprise a mixture of commercial uses, residential accommodation, and a dentist surgery.
- 5.4. The proposal involves the erection of a staggered pair of 3-bed semi-detached dwellings, with garden areas to the rear and allocated parking within the site frontage. The proposed new dwellings follow a simple, 'cottage-style' pitched roof design with a small front porch projection and two rear dormer windows. The dwellings have a ridge height of 8.5 metres and an eaves height of 4.8 metres. The proposed development would be considered to sit comfortably within the space, utilising a corresponding roof design which represents an intermediary height between the existing buildings in Malthouse Square and those in Duke Street, and maintaining a reasonable building to building distance. Although higher than the existing buildings in Duke Street, given the position of the new dwellings relative to the ridge line of the properties fronting Duke Street, the angle of view would be such that the proposed new dwellings would not be visible.
- 5.5. In order to create a more desirable setting for the proposed new dwellings the current proposal incorporates decorative metal railings and contrasting surfacing materials to delineate the residential boundary. An increase in the level of landscaping, updating the surfacing materials, and replacing the existing functional car park barrier with automated metal gates are also proposed. It is considered that such measures take account of the opportunities available for enhancements, and would serve to create a more attractive setting for the new development.
- 5.6. The Council's Conservation Officer has assessed the proposals and confirmed that the current scheme has overcome the concerns raised in relation to the previous application. Subject to the approval of all construction and surfacing materials the proposed development would not be considered to have a detrimental impact upon the special character and appearance of the Conservation Area or the historic importance of the surrounding listed buildings and their settings.
- 5.7. Given the sensitive location of the site it is also considered appropriate to condition the detailed height and appearance of the proposed metal gates.

Amenity Issues

Adopted Local Plan (ALP): G8, H19, and Appendix 4
Core Strategy Development Planning Document (CSDPD): CS19
Emerging Local Plan (Regulation 19) Publication Version: DM35
Neighbouring Dwellings

- 5.8. The creation of new residential development to the rear of existing dwellings would often result in the undesirable exposure of garden boundaries. In this instance however the boundaries are already exposed due to the existing use of the site as a car park.
- 5.9. Whilst the objections received largely focus upon the potential impact of the proposal upon the amenities of the adjacent flats; 1-12 Regent House, Malthouse Square, consideration has also been given to the relationship with the properties in Duke Street.
- 5.10. Having regards to the current use of the site as a car park, and the mix of uses within

the immediate area, the introduction of two new dwellings within this location would not be considered to have a detrimental impact upon the usability of the neighbouring rear gardens due to noise disturbance.

- 5.11. With the exception of No. 11 Duke Street, the level of overlooking permissible as a result of the proposed development proposal would be broadly comparable to that which currently exists on-site. This is due to the arrangement of the surrounding buildings relative to the proposed new dwellings, the position of the new window openings within those dwellings, and the angle of view from the windows of the proposed dwellings. Whilst the level of overlooking in relation to the rear garden of No. 11 would increase, given the distance to the rear boundary adjacent No. 11 and the relative alignment of the plots, the resultant level of overlooking would be within acceptable limits.
- 5.12. Having regards to the guidance contained in Appendix 4 of the Adopted Local Plan and the Residential Design Guide, the layout, scale, and design of the proposed new dwellings are such that, whilst the development would be visible from the surrounding residential properties, the impact of that development would not be considered so significant in terms of light levels to or outlook from the neighbouring windows to justify a refusal on the grounds of neighbouring amenity. It would however be considered appropriate to impose a condition prohibiting the insertion of any windows within the flank elevations of the development to ensure that the impact of any such development upon the privacy of the neighbouring properties could be adequately assessed.

Future Occupants

- 5.13. The proposed layout of the development is such that the new dwellings would front onto the car park, thus providing good natural surveillance of the entranceway and the associated parking spaces. As a result the proposed private amenity spaces would be bounded by the rear garden areas associated with the adjacent residential properties, which is the ideal situation.
- 5.14. As part of the proposal landscaping improvements would be undertaken around the entire the carpark, including new planting areas to the rear of Chiltern House and 24 Market Square and to the rear of the offices fronting Duke Street to the South East. The additional landscaping, in addition to the use of decorative metal railings and replacement surfacing materials, would be considered to minimise the visual impacts of the hardsurfacing, differentiate between the area associated with the new dwellings and the surrounding courtyard, and create a more aesthetically pleasing environment for the occupiers of the new development. It is therefore considered appropriate to impose condition in respect of the plant species and the implementation of the landscaping plan.
- 5.15. To the northern boundary of the site, adjacent the grounds of the Manor house, are two large Sycamore Trees. Given the constrained nature of the site, including the close proximity of the Sycamore Trees, concerns have been raised in relation to the need for active management of future tree growth, the light levels of the proposed new dwellings, and the usability of the garden areas associated with the new dwellings in terms of light, leaf litter, honeydew. The proposed new dwellings have been designed to utilise dual aspect living spaces and the agent has submitted a Daylight and Sunlight Study to demonstrate that the internal light levels would conform to the BRE (Building Research Establishment) guidelines. Whilst the gardens areas have not been specifically assessed Officers are mindful that the proposal does provide level, partially paved outside amenity areas, with cycle storage, in a town centre location. Furthermore the site is located within 250 metres of the King George V Recreation Ground to the north east and 500 metres from Wades Park to the west.
- 5.16. It is noted that the applicant, as land owner, is seeking the relocation of the overhanging air conditioning units to the rear of the Dental Surgery at 5-7 Duke

Street, application 18/05159/FUL refers. In considering the previous application for the development of this site under application 17/05917/FUL Environmental Services noted that with the site situated within a mixed use of residential and business properties there was potential for noise disturbance from the nearby air conditioning units. However, no objections were raised to the proposed development subject to the suggested inclusion of a sound insulation condition. The condition would seek to ensure that the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. At the time of writing this report the air conditioning units were still in situ and the application for their relocation was still under consideration. It is therefore considered appropriate to impose a sound insulation condition to ensure that the amenities of the future occupiers are not adversely affected by noise from the existing air conditioning units.

Trees and Ecology

Adopted Local Plan (ALP): G11

Core Strategy Development Planning Document (CSDPD): CS17

Adopted Delivery and Site Allocations Plan (DPD): DM18

Emerging Local Plan (Regulation 19) Publication Version: DM34

- 5.17. As discussed, to the northern boundary of the site, adjacent the grounds of the Manor house, are two large Sycamore Trees. Given the location of the site within a Conservation Area a degree of protection already exists to ensure that the public amenity afforded by the trees is not adversely affected by the proposed new development.
- 5.18. Concerns have been raised with regards to the proximity of the Sycamores to the proposed dwellings and the proposed incursion into the RPA's of T5 & T6. Taking into consideration the findings of the Arboricultural Impact Assessment documents submitted with the application, and the protection afforded by the sites location in a Conservation Area, it is considered that the proposal could be carried out without undue harm to the long term viability of the trees, subject to conditions.
- 5.19. On the basis of the information submitted, whilst the proposed development would not be expected to raise any particular concerns in respect of local wildlife and ecology, it is considered appropriate to include an ecological informative within the decision to highlight the developers responsibilities with regards to protected species and ecology.

Parking and Access

Adopted Local Plan (ALP): T2;

Core Strategy Development Planning Document (CSDPD): CS20

Buckinghamshire Countywide Parking Guidance

Emerging Local Plan (Regulation 19) Publication Version: DM33

- 5.20. As noted above the parking spaces which would be lost as a result of the proposed development were originally the subject of a 1997 planning permission (97/07337/FUL) by Tesco Stores Ltd. The spaces were part of a package of measures to address the problems of on-site parking and traffic congestion experienced around that time, including alterations to the car park layout at the Tesco store under planning permission 98/06255/FUL. There have been no extensions to the Tesco store since planning permission was originally granted under 94/05768/FUL, and whilst condition 8 of planning permission 97/07337/FUL requires the area to be retained for parking, the decision notice does not specifically tie the use of those parking spaces to the Tesco Store. The Council would therefore have no grounds to object to the loss of the former Tesco staff car parking spaces within this private car park.
- 5.21. According to the applicants Design and Access Statement' the 12 existing parking spaces to be lost as a result of the proposed development were utilised on a lease arrangement by "a commercial unit located elsewhere in the town". It was found this

parking was surplus to the company's requirements and that this company have since surrendered their lease.

- 5.22. Although it is appreciated that the use of the former Tesco Staff Parking spaces could be an asset to local businesses/residents, it must be remembered that this is a private car park, operated under a private lease agreement. The lease parking could be removed at any time and is considered to be a matter outside the remit of the proposal. In any event the County Highway Authority are content that, as Duke Street makes use of parking and waiting restrictions in the form of double yellow lines, any displaced parking would not be expected to result in parking along the public highway.
- 5.23. In considering the development proposal based on its own merits, it should be noted that the site's sustainable town centre location encourages the lesser use of the private car. The site is identified within the Countywide Parking Guidance as being located within Residential Zone B, wherein a 3-bed dwelling would typically be expected to provide a total of 2 on-site parking spaces. The proposed development would provide a total of 4 spaces, 2 per dwelling, furthermore the proposal also identifies the location of a separate cycle store within each plot to serve the occupiers of the new dwellings. The proposed development is therefore in accordance with Countywide Guidance.
- 5.24. Whilst the drawings identify the replacement of the existing barrier with automatic gates the access itself would remain unchanged. The County Highways Authority have been consulted on the current and previous proposals and have raised no objections to either scheme. Therefore, having regards the proposed reduction in the number of vehicles using the site, and to the points noted above, the proposal would not be considered to have a detrimental impact upon the safety and convenience of users of the adjacent highway.

Carbon Reduction and Water Efficiency

Adopted Delivery and Site Allocations Plan (DPD): DM18 (Carbon Reduction and Water Efficiency)

Emerging Local Plan (Regulation 19) Publication Version: DM41

- 5.25. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is therefore only considered necessary to condition water efficiency.

Archaeological impact

Adopted Local Plan (ALP): HE19;

Core Strategy Development Planning Document (CSDPD): CS17

Emerging Local Plan (Regulation 19) Publication Version: DM31;

- 5.26. The site is located within an archaeological notification site and as a result the County Archaeological Service (CAS) have been consulted on the application. Due to the sites location within the Princes Risborough Medieval historic core the potential for medieval archaeology remains high. Subject to a condition requiring further archaeological investigation the proposal would not therefore be considered to result in substantial harm to a designated archaeological asset.

Drainage Arrangements

Adopted Local Plan (ALP): G12;

Core Strategy Development Planning Document (CSDPD): CS20, CS21;

DETR Circular 03/99

5.27. The proposed dwellings would be served by mains drainage which is the preferred method for foul sewage removal. Whilst objections have been raised regarding the capacity of the drains to accommodate further demand this is a matter for the relevant water authority. Thames Water monitor the Council's weekly list of applications and comment as they deem necessary. No objections have been received from Thames Water in relation to the current proposal therefore the Council have no objections in respect of this aspect of the proposal.

Other Matters

5.28. The proposed development would be CIL liable.

Weighing and Balancing of Issues – Overall Assessment

5.29. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.

5.30. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

(a) Provision of the development plan insofar as they are material

(b) Any local finance considerations, so far as they are material to the application (in this case, CIL)

(c) Any other material considerations

5.31. As set out above it is considered that the proposed development would accord with the relevant development plan policies in relation to the character of the area, residential amenity, highway safety, heritage asset impact, and tree impact.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 4905-05E, 4905-06C, 4905-07B, 4905-08C, 4905-09B, 4905-10B, 4905-11, 4905-13, and B21 17. unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 No development shall take place until the applicant, or their agent, or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before any development takes place.
Reason: In view of the history of the site and the desirability of recording any items of interest.

- 4 A scheme to protect the proposed development from plant noise from the adjacent air conditioning unit shall be submitted to an agreed in writing by the Local Planning Authority prior to construction and subsequently implemented before any part of the accommodation hereby approved is occupied. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 63dB LAeq16 hour and 57dB LAeq, 8 hour. The development shall thereafter be maintained as such unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To protect the occupants of the new development from noise disturbance.
- 5 Informed by the Sustainability Statement and Energy Report dated 24th July 2014 the development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 6 Details of the facilities to be provided for the storage of refuse bins and bicycles within the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development takes place. The facilities shall be provided in accordance with the approved details before the development that they relate to is first occupied and thereafter the facilities shall be permanently retained.
Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents.
- 7 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, and any permitted works within the Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist.
Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.
- 8 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 9 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 10 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted, for the avoidance of doubt this shall include the provision of two dedicated parking spaces per residential dwelling, and those areas shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 11 No above ground construction works shall take place before a fully detailed landscaping scheme and plant species schedule for the site has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include the retention of important trees and shrubs and the provision for;
* structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment
* structural planting to help define different areas of outdoor space, in particular to differentiate between public and private space.
The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: Whilst the indicative details submitted on drawing No. 4905.13 are considered broadly acceptable further information is considered necessary in the interests of amenity and to ensure a satisfactory standard of landscaping is provided.
- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the buildings, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 5 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 13 No changes shall take place to the vehicular entrance barrier until details of the new entrance gates have been submitted to and approved in writing by the Local Planning Authority. Thereafter, changes to the barrier shall not be carried out other than in accordance with the approved details.
Reason: In the interests of visual amenity and the special character and appearance of the Conservation Area.
- 14 No windows, doors or openings of any kind shall be inserted in the flank elevation of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
 - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning & Sustainability Customer Charter.
- In this instance the application follows the withdrawal of a previous application and subsequent pre-application advice. The agent was provided the opportunity to submit further information to support the application in the form of a Daylight and Sunlight Study. The application was considered by Officers to be acceptable as submitted and a report recommending the approval of the application was submitted to the Local Ward Members in accordance with the Council's delegated procedures
- 2 The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally:
take, damage or destroy the nest of any wild birds while the nest is in use or being built,
take kill or injure any wild bird,
take or destroy the egg of any wild bird.

Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the Act.

The applicant is also advised that protected species (including all bats) use trees. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found in a tree whilst carrying out work, all work must stop and Natural England must be informed. Trees should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

The consent given by this notice does not override the protection afforded to these species and their habitat.

- 3 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
- 4 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.