

**Application Ref:** 13/00890/OUT

**Proposal:** Demolition of existing building and erection of 7 dwellings - (7 x 3 bed houses and associated works) - Resubmission

**Site:** 48-50 Jubilee Street, Woodston, Peterborough, PE2 9PH

**Applicant:** D And A Properties

**Agent:** Portess and Richardson

**Referred by:** Councillor Lucia Serluca & Councillor Thurlbourn

**Reason:** Level of public interest and concerns locally about this application, including issues of principle, density, parking and impact on neighbour amenity

**Site visit:** 24.09.13

**Case officer:** Mr M A Thomson

**Telephone No.** 01733 453478

**E-Mail:** matt.thomson@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

## 1 Description of the site and surroundings and Summary of the proposal

### Site Description

There are a number of buildings on the application site which have historically been used for employment purposes. However the site is not allocated for any specific use within the Local Plan. Land to the north and east of the application site is in commercial use and land to the west and south is residential in character. Jubilee Street is characterised by older semi-detached and terraced properties that form a hard edge to the footway. As such most vehicles park on-street. Jubilee Street is restricted to residents parking only.

### Proposal

The applicant seeks outline consent with all matters reserved for the erection of 7x 3-bed dwellings. The indicative drawings (which are not for approval) illustrate two off-street parking spaces per dwelling with dedicated garden areas.

This application originally proposed 8 units, however further to neighbour and Local Planning Authority (LPA) concerns the scheme has been redesigned to propose 7x 3 bed dwellings.

### History

Last year planning application 12/00556/OUT was submitted seeking consent for the erection of 7 dwellings and 6 flats. However this was withdrawn following concerns raised by the residents and the LPA with respect to;

- Car parking;
- Refuse collection;
- Private amenity space;
- Protecting the amenity of adjacent residential properties; and
- A form and massing which is of an appropriate scale and character to the area.

## **2 Planning History**

12/00556/OUT - Demolition of existing buildings and erection of 7 dwellings (3 Bedroom) and 6 flats (3x1 bedroom and 3x2 bedroom) and associated works. Retention of No 46 as separate dwelling (**Withdrawn**)

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

### **National Planning Policy Framework (2012)**

#### **Section 7 - Good Design**

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

#### **Section 11 - Contamination**

The site should be suitable for its intended use taking account of ground conditions, land stability and pollution arising from previous uses and any proposals for mitigation. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

#### **Section 11 - Noise**

New development giving rise to unacceptable adverse noise impacts should be resisted; development should mitigate and reduce to a minimum other adverse impacts on health and quality of life arising. Development often creates some noise and existing businesses wanting to expand should not be unreasonably restricted because of changes in nearby land uses.

### **Peterborough Core Strategy DPD (2011)**

#### **CS01 - Settlement Hierarchy and the Countryside**

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

#### **CS10 - Environment Capital**

Development should make a clear contribution towards the Council's aspiration to become Environment Capital of the UK.

#### **CS13 - Development Contributions to Infrastructure Provision**

Contributions should be secured in accordance with the Planning Obligations Implementation Scheme SPD (POIS).

#### **CS14 - Transport**

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

#### **CS16 - Urban Design and the Public Realm**

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

### **CS17 - The Historic Environment**

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

### **CS21 - Biodiversity and Geological Conservation**

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

### **CS22 - Flood Risk**

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

## **Peterborough Planning Policies DPD (2012)**

### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

### **PP02 - Design Quality**

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

### **PP03 - Impacts of New Development**

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

### **PP04 - Amenity Provision in New Residential Development**

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

### **PP12 - The Transport Implications of Development**

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

### **PP13 - Parking Standards**

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

### **PP16 - The Landscaping and Biodiversity Implications of Development**

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

### **PP20 - Development on Land affected by Contamination**

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

## **Community Infrastructure Levy (CIL) Regulations 2010**

### **Paragraphs 203-205 of the National Planning Policy Framework: Planning Conditions and Obligations**

Requests for planning obligations whether CIL is in place or not, are only lawful where they meet the following tests:-

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development.

In addition obligations should be:

- (i) relevant to planning;
- (ii) Reasonable in all other respects.

Planning permissions may not be bought or sold. Unacceptable development cannot be permitted because of benefits/inducements offered by a developer which are not necessary to make the development acceptable in planning terms. Neither can obligations be used purely as a means of securing for the local community a share in the profits of development.

#### **4 Consultations/Representations**

##### **Environment Agency (16.07.13)**

No objection - The Environmental Agency have requested a number of conditions with respect to undertaking a preliminary risk assessment, site investigation, remediation strategy and verification plan, as well as providing safeguards with respect to unidentified contamination and surface water drainage. The EA have advised that foul drainage must be disposed of via a mains drainage.

##### **English Heritage**

No comments received

##### **Police Architectural Liaison Officer (16.09.13)**

No objection - advises the rear parking court should be gated, alternatively the rear boundary fences be designed to allow natural surveillance of this area and parking be illuminated. Bin routes need to be considered at the reserved matters stage.

##### **PCC Archaeological Officer (18.09.13)**

No objection - requests a condition be attached with respect to a written scheme of investigation, trial trenching and monitoring and recording of all ground works.

##### **PCC Building Control Surveyor**

No comments received

##### **PCC Drainage Team (06.09.13)**

No objection - requests conditions be attached with respect to providing a detailed drainage design, long term maintenance and ownership and overland flood flow routes. The Drainage officer echoes the Environment Agency's comments.

##### **PCC Pollution Team (10.09.13)**

No objection - requests conditions be attached with respect to contamination surveys construction management plan and a detailed drainage design. The department also promotes a 2m close board fence surrounding the site to mitigate against noise from the adjacent commercial uses.

##### **PCC Transport & Engineering Services (20.09.13)**

No objection - requests conditions be attached with respect to provision of lighting, parking, temporary facilities, turning, parking, junction details and visibility splays, removal of existing access, wheel cleaning and notes to applicants.

##### **PCC Section 106 Group (09.09.13)**

No objection - advises an infrastructure contribution of £42,000 and £840 monitoring fee applies.

##### **PCC Travel Choice**

No comments received

## **PCC Strategic Housing**

No comments received

## **Local Residents/Interested Parties**

Initial consultations: 33

Total number of responses: 5

Total number of objections: 5

Total number in support: 0

5 letters of objection have been received raising the following concerns;

- Parking and turning
- Increase in traffic
- Jubilee Street in a poor state of repair (consider condition with respect to repairing the road)
- No space for refuse vehicles to turn
- Noise
- Construction vehicles
- Wildlife
- Boundary treatment and land ownership concerns (1. fences to neighbours, 2. land ownership)
- Loss of privacy and overlooking
- Refuse collection
- Bin storage
- Sufficient number of 4-5 bed properties in the area
- Size and scale out of keeping with street scene
- Brownfield site is the best use for the site and it should be retained as such

## **5 Assessment of the planning issues**

### **1) Principal of Development**

The application site is located within the urban area of Peterborough and it has historically been used for employment purposes; however it is not allocated as a General Employment Area within the Local Plan. The site is brownfield. As the site is within the urban area the principle of residential can therefore be considered acceptable subject to assessment against the matter below.

### **2) Design and Layout**

As this is an outline planning application with all matters reserved the submitted plans are indicative only and not for approval. The submitted plans indicate 7 x 3-bed dwellings with two-off street parking spaces and dedicated garden areas. The two dwellings immediately adjacent to No 46 Jubilee Street would be two storey and would be representative of the spirit and context of the street scene. Site levels fall to the north, therefore the remaining 5 units would stand at 2 1/2 storey's tall with bedrooms within the roof space. The site is therefore considered capable of catering for the proposed number of units without an unacceptably adverse impact on the character or appearance of the area.

The Police Architectural Liaison Officer has advised that electric gates should be used to secure parking courts. However, it is considered by introducing lighting and natural surveillance in the form of side facing ground and first floor windows to Plots 5 and 6 and specifically designing the rear boundary treatment to Plots 6 & 7, this would provide sufficient levels of surveillance to mitigate crime. This can be conditioned so that the details are provided at the reserved matters stage.

The indicative drawings illustrate that the site can accommodate 7 x 3 bedroom dwellings, therefore the principal of the development is accepted and the proposal would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011), the NPPF (2012) and PP2 of the Peterborough Policies DPD (2012)

### **3) Access and Parking**

Jubilee Street is adopted highway. Letters of representation have raised concerns with existing parking problems on Jubilee Street. The street is subject to resident parking and according to letters of representation is in a poor state of repair.

The indicative layout demonstrates that 15 parking spaces could be provided to serve 7 dwellings, which would accord with parking standards set by PP13 and Appendix A of the Peterborough Policies DPD (2012). Highways have requested an additional visitor space be provided, which is considered achievable. The site is within a short walking distance of Oundle Road local centre and the City Centre, therefore whilst it is accepted there are on-going resident parking issues within Jubilee Street the application site has demonstrated that it could provide a sufficient number of on-site parking spaces to meet the parking standards. It is not for this application to address any existing parking deficiencies which may exist.

It is noted within letters of representation that there are concerns that construction traffic will worsen the condition of Jubilee Street. Jubilee Street is an adopted highway therefore the Local Highway Authority (LHA) are responsible for the maintenance of the road.

Currently refuse vehicles reverse down Jubilee Street, however space has been made available on site for the turning of a refuse vehicle. The proposal would not hinder or prevent refuse vehicles from operating.

The LHA has requested details be conditioned with respect to lighting, temporary facilities for construction traffic, turning, parking, junction details and visibility splays, removal of an existing access and wheel cleaning. Given this is an outline application with all matters reserved it is not appropriate to condition each specific detail at this stage; rather the details can be secured under conditions 1 and 2. Subject to the above conditions the proposal would accord with Policies PP12 and PP13 of the Peterborough Policy DPD (2012).

### **4) Amenity of Future Occupiers**

The indicative drawings demonstrate that each dwelling could have a dedicated garden area; there is an area of open space within a 5 minute walk and the Green Wheel is easily accessible.

The site is in close proximity to a number of commercial buildings with the Nene Valley Railway beyond. The Environmental Health Officer has raised no objections, although he has requested that a 2m close board fence be retained to mitigate against noise and disturbance from these adjacent units.

Subject to conditions with respect to the provision of hard landscaping the proposal would provide satisfactory amenity for future occupiers and would accord with Policy PP4 of the Peterborough Policies DPD (2012).

### **5) Neighbour Amenity**

Due to the orientation of No. 49 Jubilee Street the windows which face out onto the unadopted road (east) serve bedrooms. Further to receiving amended plans there would now be a distance of 20m between No.49 and the proposal. Given that there would be an intervening parking area, boundary treatment and landscaping (secured by condition) this is considered an acceptable distance and the proposal would not have an unacceptably adverse impact on this neighbour. The rear garden of No. 49 is to west and therefore the privacy of this property's garden would be unaffected.

Plots 6 & 7 would respect the front and rear building line of No 46 Jubilee Street; to which there are no side facing windows. The proposal is not considered to harm the properties immediately adjacent given the juxtaposition of Jubilee Street.

Letters of concern have been raised with respect to noise and traffic during construction works. It

should be highlighted that any disruption would be temporary, however as the site is within a residential area a demolition and construction management plan shall be secured by way of condition that will control issues such as hours of operation, parking of construction vehicles and any issues of noise that arise during construction.

Subject to attaching conditions that secure details of hard and soft landscaping and a demolition and construction management plan, the proposal would not have an unacceptably adverse impact on the amenity of adjoining neighbours, and would accord with Policy CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012).

#### **6) Biodiversity & Landscaping**

Further to the Ecological Survey (Hiller Ecology, 2012) it was concluded that there was a low probability of bat, nesting birds or badgers, and as the site is covered by hard standing would not be appropriate for reptiles. A note to applicant shall be attached with respect to nesting birds along with a condition seeking biodiversity gain for the site in the form of bat, bird and insect boxes. Subject to this condition the proposal would accord with PP16 of the Peterborough Policies DPD (2012).

#### **7) Archaeology**

The Council Archaeologist has requested trial trenching and monitoring and recording of all ground work during construction. Subject to this condition the proposal would accord with Policy CS17 of the Peterborough Core Strategy DPD (2011) and PP17 of the Peterborough Policy DPD (2012).

#### **8) Contaminated Land**

The Environmental Agency (EA) does not object to the proposal however has requested a number of conditions be attached with respect to contamination and surface water drainage. The EA has advised that foul drainage must be disposed of via a mains drainage; this has been confirmed by the Agent. Subject to these conditions being attached the Environmental Health Officer has raised no objections. Subject to securing these conditions the proposal would ensure the safety of future occupiers and accord with Policy PP20 of the Peterborough Policies DPD.

#### **9) Flood Risk**

The north-east corner of the site has been identified as being within Flood Zone 2; however the bulk of the site is within Flood Zone 1. Whilst the submitted information is indicative only, the floor levels would be 300mm above ground level and it is proposed that the development would use flood resilient construction methods. The scheme would be resilient to 1 in 100 year floods (plus climate change) and sleeping accommodation would be located at first and second floors. The scheme would introduce gardens, therefore this would decrease the amount of surface run-off from the site. As such the proposal would not result in on or off site flood risks and would accord with Policy CS22 of the Peterborough Core Strategy DPD (2012). A detailed drainage scheme shall be secured by condition.

#### **10) Environmental Capital**

In the interests of new development contributing towards the Council's aspiration to become Environment Capital of the UK a condition shall be attached with respect to ensuring the development be constructed so that it achieves a Target Emission Ratio of at least 10% better than building regulations at the time of building regulation approval being sought; it will therefore accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).

#### **11) Section 106 Legal Agreement**

The Council's Planning Obligation and Implementation Scheme (POIS) SPD (2010) seeks a contribution of £42,000 and a £840 monitoring fee. Therefore, subject to the signing of a Section 106 Legal Agreement the proposal would accord with Policy CS13 of the Peterborough Core Strategy DPD (2011).

#### **12) Other Matters**

Concerns have been raised relating to a boundary dispute, land ownership and access to garages

from Wareley Road (to rear). However reviewing the application site plan access to these garages would not be affected.

One of the letters of representation has advised that there are sufficient 4 and 5 bed dwellings in the area and that the brownfield site should remain. National Planning Policy does prefer the re-use of brownfield sites over open countryside; however market forces dictate the location, type and tenure of residential development.

## **6 Conclusions**

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The indicative layout demonstrates that the number of units proposed could be accommodated within a layout which is acceptable to the character and context of the surrounding area and on which would not adversely affect neighbours and can provide sufficient levels of amenity for the future occupiers. The proposal is therefore considered acceptable in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), the NPPF (2012), and PP2, PP3 and PP4 of the Peterborough Policies DPD (2012).
- The plans indicate a suitable access, parking and turning can be provided. Subject to conditions with respect to securing a demolition and construction management plan the development would not result in an adverse impact on highway safety and is considered in accordance with Policy PP12 and PP13 of the Peterborough Policies DPD (2012).
- The proposal would not result in an unacceptable impact on protected ecological features of the site. An appropriate scheme for hard and soft landscaping of the site, as well as biodiversity enhancements, can be secured via the imposition of conditions. The proposal is therefore in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and PP16 of the Peterborough Policies DPD (2012).
- Subject to conditions with respect to flood resilience, as advised within the Flood Risk Assessment, the proposal would not result in an on or off-site risk of flooding, and would accord with Policy CS22 of the Peterborough Core Strategy DPD (2011).
- Subject to the imposition of conditions with respect to uncovering unknown archaeology or unsuspected contamination, the proposal would accord with Policy CS17 of the Peterborough Core Strategy DPD (2011) and PP17 and PP20 of the Peterborough Policies DPD (2012).
- Subject to the imposition of conditions the proposal would make a contribution towards the Council's aspiration to become the Environment Capital of the UK and accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).
- The development is subject to a POIS contribution which will be secured through a Section 106 Legal Agreement. The proposal therefore accords with Policy CS13 of the Peterborough Core Strategy DPD (2011).

## **7 Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions:

- C 1 **Approval of the details of the access, design, appearance, layout and scale of the building(s), any outbuildings and the landscaping of the site (hereinafter called 'the**



reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 2 **Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access, design, appearance, layout and scale of the building(s) and any outbuildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.**

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C 3 **Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 4 **The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C 5 **With the exception of any demolition works, and notwithstanding the details shown on the submitted plans, the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:**

**1) Samples of the materials to be used in the external surfaces of the building(s). These samples shall include brick, tile and any external cladding or other finishes proposed.**

**2) Details of the rainwater goods, all doors (including any garage doors) and fenestration. These details shall include the colour/finish, materials and profiles.**

**3) Details of any externally visible services.**

The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to secure a satisfactory external finish to the building in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Policies DPD (2012)

- C 6 **No development shall take place/commence until a programme of archaeological work including a written scheme of investigation, trial trenching and monitoring and recording brief of all groundwork has been submitted to, and approved by, the Local Planning Authority in writing. No development shall take place unless in complete**

**accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.**

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy CS17 of the adopted Peterborough Core Strategy DPD, the National Planning Policy Framework, particularly paragraphs 128 and 141 and PP17 of the Peterborough Policies DPD (2012)

- C 7 The development shall be constructed so that it achieves a Target Emission Rate of at least 10% better than building regulations at the time of building regulation approval being sought.**

Reason: To be in accordance with Policy CS10 of the Peterborough Core Strategy DPD (2011)

- C 8 No development other than demolition shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority:**

**1) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.**

**2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**

**3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**

**Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.**

Reason: In the interest of preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution and to ensure that adequate site investigation information, prepared by a competent person, is presented, in accordance with Policy PP20 of the Peterborough Policies DPD (2012) and paragraph 109 and 121 of the NPPF (2012).

- C 9 A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy within Condition 8 are completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. These details shall be provided within one month of undertaking the above points.**

**Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.**

Reason: In the interest of preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution and to ensure that adequate site investigation information, prepared by a competent person, is presented, in accordance with Policy PP20 of the Peterborough Policies DPD (2012) and paragraph 109 and 121 of the NPPF (2012).

- C 10 **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 Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.**

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner in accordance with Policy PP20 of the Peterborough Policies DPD (2012) and paragraph 109 and 121 of the NPPF (2012).

- C 11 **Notwithstanding the information submitted a detailed drainage design, which shall confirm how surface water shall be disposed of, confirmation of long term maintenance and ownership and details of overland flood flow routes shall be submitted to and approved in writing by the Local Planning Authority. No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Thereafter the development shall be carried out in accordance with the approval details.**

Reason: In the interest of providing a satisfactory drainage scheme and mitigating flood risk in accordance with Policy CS22 of the Peterborough Core Strategy DPD (2011) and paragraph 109 and 121 of the NPPF (2012).

- C 12 **Prior to the commencement of any development or demolition, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management Plan shall include (but not exclusively the following):-**

- o **Hours of working**
- o **Parking, Turning and Loading/Unloading areas for all construction/contractors vehicles**
- o **Site compounds/storage areas**
- o **Temporary Access points**
- o **Wheel cleansing facility details**
- o **A noise management plan including a scheme for the monitoring of construction noise;**
- o **A scheme for the control of dust arising from building and site works**
- o **Details of remedial measures to be taken if complaints arise during the construction period.**
- o **Any temporary fencing**
- o **Any temporary lighting**

**The demolition and construction shall thereafter take place in accordance with the approved details.**

Reason: In the interests of the amenity of the area and highway and railway safety in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD (2011) and PP12 of the Peterborough Policies DPD (2012).

- C 13 **No development other than demolition shall commence on site until details of existing and proposed site levels, including finished floor levels of the dwelling, together with its associated garden area, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. These details shall also include the levels of the adjoining land**

**and any building within 15m of the boundary with the application site where access is reasonably possible. The development shall thereafter be carried out fully in accordance with the approved details.**

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011).

Copies to:  
Councillor Matthew Lee  
Councillor Lucia Serluca  
Councillor Nick Thulbourn