



Applicants:

The Tannen Group

Application No:

11/0049/S73WND

Date Registered:

01/08/2011

Expiry Date:

31/10/2011

Grid Ref:

456703 (E) 264210 (N)

Ward: Abbey North

# Daventry UDA Planning Committee Paper

Report by Director of Planning Services

Date of Committee Meeting: 11<sup>th</sup> October 2011

Agenda Item:

Description: Application to vary Condition 3 attached to planning permission 10/0150/FULWND dated 21/04/2010 (for change of use of Units B, C and D from General Industrial Use (Use Class B2) to Storage or Distribution (Use Class B8) and the erection of a 3.5m high acoustic fence), to restrict vehicle movements and deliveries to and from the building between the hours of 23:00 and 07:00.

Address: Units B, C and D, Daventry Interchange, Sopwith Way, Drayton Fields, Daventry, Northants, NN11 8PB

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## 1. Recommendation

1.1 The application be **Approved** for the following reason:

The proposed development would comply with the industrial designation of the site and would safeguard the amenities of surrounding residential occupiers in compliance with retained Policies GN2 and EM4 of the Daventry Local Plan (1997) and the guidance contained within PPS4: Planning for Sustainable Economic Growth, PPG24: Planning and Noise and the Draft National Planning Policy Framework.

## 2. Description of Site

2.1 Sopwith Way is an established industrial estate located approximately 1.5km to the north west of Daventry Town Centre. The site lies within an area allocated for industrial development under Policy EM4 of the Daventry District Local Plan.

2.2 The application site comprises a complex of three detached industrial buildings at the northern edge of Sopwith Way. The current B2 use of the 3no. units is unrestricted in the sense that there are no planning conditions in place to govern the way in which the site is

operated (e.g. restricted hours of operation). There is residential development to the north of the site (Highlands Drive). The site is separated from it by a pedestrian/cycle link to the town centre; the gap between the edge of the site and the rear elevations of these dwellings is approximately 40m. The closet unit (Unit B) and associated hardstanding is setback approximately a further 5m within the site. There is also residential development to the east of the site (Dennetts Close), which is separated from the application site by a linear park – the gap between the edge of the site and the residential elevations is approximately 40-50m. Hardstanding areas are setback approximately a further 5-10m within the site, with the commercial units located beyond. The properties to the east of the site have been recently built as part of a residential redevelopment of the former Ashby Road Nursery (Outline ref: DA/2004/1127 and Reserved Matters ref: DA/2006/0314).

- 2.3 Of the three existing buildings on site the largest (Unit B) is sited adjacent to the northern boundary and has lain vacant for a period of approximately 5 years, the smallest (Unit C) is sited just to the south of Unit B and is actively operated, while Unit D sits close to the southern boundary (abutting other extant industrial uses) and is operated by a steel fabricator.
- 2.4 Unit A is located to the immediate west of the application site and shares an access on to Sopwith Way with Units B, C and D. Unit A, which has until recently lain vacant for a notable period of time, already benefits from an unrestricted B8 use (DA/96/0654) and does not fall within the application site. A B8 storage and distribution use has now commenced at Unit A.

### **3. Description of Proposal**

- 3.1 The application seeks to vary Condition 3 of permission 10/0150/FULWND, which was granted in April 2011 for the change of use of the three units from General Industrial use (Use Class B2) to warehouse, storage and distribution (Use Class B8). The proposals also incorporated the imposition of a 3.5m high acoustic fence to the northern and eastern boundaries of the application site.
- 3.2 Condition 3 relates to the hours of operation of the premises and is presently worded as follows:

*'The use hereby approved including any vehicle movements and deliveries to and from the building shall at no time be operated in any capacity between the hours of 2000 and 0800.'*

*Reason: In the interests of safeguarding the amenities of neighbouring residential occupiers and to ensure the continued enjoyment of the environments associated with family living in compliance with retained Policy GN2 of the Daventry Local Plan (1997) and the guidance contained within PPG24: Planning and Noise'*

- 3.3 This application seeks to vary Condition 3 in the interests of relaxing operating restrictions to between the hours of 2300 and 0700.

#### 4. Policy Considerations

##### WNDC Purpose:

- 4.1 Under S136(1) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory “objective” to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective. The proposal is consistent with the Corporation’s objectives.

##### National Policy:

- 4.2 PPS1: Delivering Sustainable Development

PPS1: Delivering Sustainable Development: Planning and Climate Change

PPS4: Planning for Sustainable Economic Growth

PPG13: Transport

PPG24: Planning and Noise

PPS25: Development and Flood Risk

##### Relevant Development Plan:

- 4.3 DDC Local Plan (1997): Policies GN1, GN2, EM4, EN35

##### Other Material Considerations:

- 4.4 WNDC Planning Principles (2009): Set out in this document are WNDC’s three corporate objectives: 1. To deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester; 2. To ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration; 3. To ensure that new development meets the Government’s design quality and environmental standards and is integrated into existing communities.

WNDC Manual for Design Codes (2009)

WNDC Sustainability Manual (March 2010)

WNDC Interim Planning Obligations Strategy (June 2011)

National Planning Policy Framework: Consultation Draft (July 2011)

## 5. Representations.

- 5.1 DDC Development Control: No direct comments received from this department.
- 5.2 *Previous comments in respect to 10/0150/FULWND*: Supportive of sustainable economic development in principle, but insufficient information has been submitted to demonstrate that it would not result in an adverse impact on the amenity of nearby residential properties arising from noise and disturbance from activities associated with a B8 use particularly at unsocial hours. (Comments were made prior to the submission of a Noise Report).
- 5.3 DDC Environmental Health: PPG24 identifies that 2300 to 0700 are the hours at which the adult population are likely to be sleeping. These are the hours that are used to define between daytime and night time noise exposure categories. Although PPG24 is not entirely relevant in this situation as we are dealing with an industrial noise source, a deviation from these hours as being the relevant daytime and night time periods cannot be substantiated. The application contains enough information to satisfy me that with the proposed measures in place (under 10/0150/FULWND) there should not be a problem in the daytime. Therefore no objection to this application.
- 5.4 DDC Planning Policy: No direct comments received from this department.
- 5.5 Daventry Town Council: No objection in principle
- 5.6 NCC Sustainable Transport (Highways): No objection regarding this proposed variation to Condition 3.
- 5.7 Northants Police: No objection based upon local knowledge of the area.
- 5.8 Cllr Gloria Edwards-Davidson: No comments received.
- 5.9 Cllr David Earles: Written objection on the basis of noise and disturbance. The industrial properties are located in close proximity to residential housing developments. Residents have on previous occasions been subjected to unacceptable levels of noise by operators working in and around adjacent warehouses operating 24 hours a day. Day time noise from 0800 to 1800 hours Monday to Friday, whilst not pleasurable, is at least tolerable. Sleep disturbance from such activities as late night lorry and forklift movements is intolerable and unacceptable, as are weekend and bank holiday operations. Nothing is contained within the application that addresses the reasons why the previous application had the noted conditions applied to it.
- 5.10 Cllr Christopher Long: Objection to varying Condition 3 on the basis of noise and disturbance. The industrial properties are located in close proximity to residential housing developments. Whilst the proposals for a 3.5m high acoustic fence is appreciated, residents have on previous occasions been subjected to unacceptable levels of noise by operators working in and around adjacent warehouses being operated 24 hours a day. Daytime noise between 0800 and 1800 hours, whilst not

pleasurable for residents, is at least tolerable. Sleep disturbance from such activities as late night lorry and forklift movements is intolerable and unacceptable, as are weekend and bank holiday operations. Nothing is contained within the application that addresses the reasons why the previous application had the noted conditions applied to it.

5.11 Wildlife Trust: No comments received.

## 6. Notifications and Responses

6.1 Neighbour notification letters were sent out to close proximity neighbours and 3no. site notices were erected adjacent to the site. The application was also advertised in the local press by virtue of being classified as a Major Development. 21no. responses were received and can be summarised as follows:

- The units are close to residential premises and are not suited to being used through night time hours given the noise that would be created by such means as reverse beeping, engines revving, hooking of trailers, air brakes, vibration, shouting, clanging, etc.
- Quality of life would be affected, including sleep disruption. It is not acceptable to expect residents to have to close windows in an attempt to block out noise.
- Do not wish to be awoken at 7am; this is too early for the site to be operating.
- Unbearable high levels of noise were experienced when Unit A was previously in operation; its current use still causes disturbances.
- Unit A does not appear to be adhering to the restricted hours of use of 0800 to 2000.
- Rear garden areas would no longer be peaceful.
- The owners of businesses have chosen to setup their operations on a site adjacent to private dwellings, with this comes the responsibility to avoid any detrimental effects.
- The installation of a 3.5m acoustic barrier would not be sufficient given the proximity of residential properties. It should be tested for its reality of effect in noise abatement.
- The installation of a 3.5m acoustic barrier would not be tall enough to reduce noise at the height of second floor bedrooms at adjoining residential premises.
- The worst case scenario within the acoustic report underestimates the situation and traffic volumes.
- This collection of units could surely be marketed for companies that don't need round-the-clock warehousing facilities.
- The application fails to comply with Environmental and Human Rights Acts. People would have to live and work in unhealthy environments.
- The impact of fumes and exhaust smells upon wildlife should be considered.
- The Committee Meeting held in April concluded that it would be fair to operate between 0800-2000 hours. There seems to be no logic in changing from this position.

## 7. Site History

10/0150/FULWND Change of use of Units B, C and D from General Industrial Use (Use Class B2) to Storage or Distribution (Use Class B8) and the erection of a 3.5m high acoustic fence (Approval)

DA/2009/0220 Construction of acoustic fence along north east boundary (Approval)

DA/2006/1178 Freestanding non-illuminated sign (Advert Approval)

DA/2005/0024 Outline application for warehouse unit (Refusal)

DA/2004/1196 Variation of Condition 2 of planning permission DA/2004/0320 relating to hours of operation restriction in the area to the rear of Unit A (Refusal)

DA/2004/0320 New delivery loading / unloading docks to Unit A. New car parking / lorry bay and ancillary alterations (Approval)

DA/2003/1312 Change of use of Unit D to Class B8 (storage and distribution) purposes (Withdrawn)

DA/2003/1179 Installation of six loading bays, roller shutter doors and new cladding / facing brickwork (Withdrawn)

DA/1996/0654 Change of use of Unit A from B2 to B8 (Approval)

## 8. Considerations

**The key points for consideration are: Noise & Amenity, Draft National Planning Policy Framework, Crime Prevention, Other Matters**

### **Noise & Amenity**

- 8.1 This application is centred upon the operational hours of the development. The application is accompanied by the same Noise Report that was submitted with the previous application (10/0150/FULWND). The details of the proposed operation have therefore not changed in comparison to 10/0150/FULWND (with the exception of proposed operating hours). The Noise Report is based upon the same B8 Warehousing use and includes the same associated noise mitigation measures (including the imposition of a 3.5m high acoustic fence to the northern and eastern boundaries of the site).
- 8.2 Noise considerations were of key importance during the progression of 10/0150/FULWND. The application site is located in relatively close proximity to residential dwellings; accordingly the application attracted a notable level of local opposition (12no. objections) on the grounds of expected harm to amenity. The fact that 10/0150/FULWND proposed a 24 hour, 7 day a week operation was the factor that

caused residents the most concern given the potential for operational noise to occur late at night so as to potentially disturb sleep.

- 8.3 This new application has also attracted notable local opposition with 21no. letters of objection having been received. The grounds for these objections are outlined within Section 6 of this report above and are again concentrated on concerns in respect to potential detrimental impacts upon residential amenity.
- 8.4 PPG24: Planning and Noise guides local planning authorities on how to use their planning powers so as to minimise the adverse impact of noise. Paragraph 10 of PPS24 recognises that much development which is necessary for the creation of jobs will generate noise and that the planning system should not place unjustifiable obstacles in the way of such development. The same guidance does however state that it must be ensured that development does not cause an unacceptable degree of disturbance and that appropriate conditions should be considered where necessary. In essence job-creating development should be supported, but not at the expense of causing an unacceptable degree of disturbance to the detriment of residential amenity.
- 8.5 The planning history of the site is of particular relevance in the context of noise and the proposed B8 use. Unit A, which is not located within the red line area of the application site, benefits from an unrestricted B8 (Storage & Distribution) permission (DA/1996/0654). Operations have only recently recommenced at Unit A following a long period of vacancy, but DDC colleagues have reported that – when previously occupied for B8 use several years ago – it gave rise to complaints from neighbouring residential properties that resulted in investigations by the Environmental Health department. Formal action was never pursued as it is understood that the building was vacated before the department could formally act.
- 8.6 A subsequent planning application (DA/2004/0320) was made for the adaption and improvement of Unit A (including the provision of new loading bays). This application was approved by DDC but with a condition attached restricting loading, unloading and vehicular movements to between the hours of 0800 and 2000 (in light of the noise complaints that had been received at this point in time). This approved development has never been implemented and therefore this condition is not binding on the current lawful use and operation of Unit A, which is for B8 (Storage & Distribution) use.
- 8.7 A further application (DA/2004/1196) was submitted with the intention of varying the aforementioned hours condition. This application was refused by DDC and the subsequent appeal was dismissed by the Planning Inspectorate. The Inspector's report noted the relevant noise assessment's findings and considered that the scheme would seriously affect the amenities of nearby residents if allowed to operate through night time hours.
- 8.8 A further application for an acoustic barrier along part of the northern boundary of the site (immediately adjoining Unit A) was approved under reference DA/2009/0220. This

application sought to mitigate the noise impacts of the site's operations, but has never been implemented.

- 8.9 The DDC Environmental Health department were consulted upon application 10/0150/FULWND and were engaged throughout the planning process in light of amendments that were made to the scheme and a succession of updated Noise Report documents that were submitted.
- 8.10 The Environmental Health Officer (EHO) initially objected to 10/0150/FULWND on the grounds of noise disturbance and the night time use of HGVs that are associated with B8 operations. The EHO also requested a noise mitigation scheme. The scheme was subsequently amended to incorporate a 3.5m timber acoustic barrier to the entirety of the northern and eastern boundaries of the site. It should be noted that a notable extent of the proposed northern barrier already has planning approval associated with Unit A under reference DA/2009/0220. An initial Noise Report was also formulated and submitted for consideration.
- 8.11 The initial Noise Report was considered by the EHO to be overly reliant upon the mitigation effects of the acoustic barrier and also did not offer detail associated with specific noise events (e.g. manoeuvring HGVs, reversing alarms, forklift truck movements, etc). It was stated by the EHO that the earliest versions of the Noise Report were not compliant with the relevant British Standards (BS4142).
- 8.12 In February 2011 the final version of the applicant's Noise Report was submitted, which is comprehensive and contains calculations of existing ambient and background noise levels surrounding the site in the daytime and in the night-time. The lowest measured daytime value was 42dB and the lowest measured night-time value was 28.2dB. Measurements were taken between the approximate hours of 1330-1630 and 2300-0300 respectively. It should be noted that British Standard 4142 provides a method to determine whether a noise source is likely to give rise to complaints from nearby residential properties. If noise levels are recorded as 10dB or more above background levels this is an indication that complaints are likely. If the levels are around 5dB above background this is of marginal significance.
- 8.13 A full examination of potential noise sources is then contained within the final Noise Report. The purpose of this is to understand the potential cumulative noise source in comparison to background noise levels. As urged by the EHO in discussions with the applicant, it is important to understand a worst-case scenario in the event that all noise events occur simultaneously on-site. This examination includes HGV movements, impulsive noise events, forklift truck / unloading activities and noise from refrigerated trailers. Worst case scenarios have been formulated by the applicant for each of the aforementioned activities; this includes 2no. HGV movements, 1no. impulsive noise event, constant forklift truck activity and a refrigerated trailer parked adjacent to both Units B and D (over a 5 minute assessment period).

- 8.14 The specific noise sources have then been inserted into the applicant's calculation model and initial noise impact results have been calculated. In respect to surrounding residential property, the highest noise value calculated is 49dB at the first floor level on Highlands Drive (to the north of the application). All calculations at selected residential locations on Highlands Drive and Dennetts Close give results of over 40dB. This is more than 10dB above recorded night-time background noise levels (28.2dB), which would be considered likely to lead to complaints.
- 8.15 The following section of the final Noise Report contains additional mitigation measures. These include the imposition of a 3.5m acoustic fence of a minimum density of 18kg per sq m along the entirety of the northern and eastern boundaries of the site. In response to a comment raised by a local neighbour under 10/0150/FULWND, the barrier is also proposed to follow a short distance along the southern boundary of the site in order to ensure that sound leakage from the site is minimised. It is also proposed that refrigerated trailers are only to be parked within a designated area away from residential property and that loading and unloading activities are only to be permitted inside Unit B between the hours of 2300 and 0700. The revised noise model contained within the Noise Report indicates that the worst effected residential façade (on Dennetts Close) would have a calculated noise value of 35dB. This is 7dB above the night-time background noise level of 28.2dB.
- 8.16 Following consideration of the final Noise Report, the EHO continued to object to the use of the premises at night time as it may cause disturbance to nearby residents and a significant loss of amenity. They also stated that a 5dB penalty (required by British Standards) has not been added to noise levels, which should be added given the likelihood of irregular noise patterns. The addition of the penalty would push noise levels as high as 12dB above background levels, which would mean complaints would be likely at Dennetts Close and at Highlands Drive to the east and north of the application site respectively.
- 8.17 The EHO concluded (in respect to 10/0150/FULWND) that the premises should not be operated between the hours of 2300 and 0700; this is consistent with British Standards. This timeframe is also noted within PPG24: Planning and Noise as being of particular sensitivity given that these are the hours that people are normally sleeping. It should be noted that PPG24 applies this timeframe to all sectors of the population, i.e. specific hours of sensitivity for either adults or children are not specified within the guidance. The applicant agreed for such a restriction to be imposed by way of an appropriately worded planning condition.
- 8.18 As discussed at the beginning of this section of the report, there is a restrictive condition attached to DA/2004/0320 for Unit A. This restricts activity to between the hours of 0800 and 2000. Officers considered that the same extent of restriction should not be applied to 10/0150/FULWND. The EHO was in agreement that nationally applied standards are adequate. It was noted that Unit A is in a slightly different location and is of a notably larger scale than Units B, C and D combined. A robust and comprehensive Noise Report was considered to have been produced; this

demonstrates that unacceptable noise impacts only become an issue during night time hours.

- 8.19 The EHO was also asked by Officers (in respect to 10/0150/FULWND) if he considered that any extra restrictions upon hours of use should be applied at weekends and bank holidays given that these are the times when residential occupiers may most likely be at home. The EHO stated that there would not be expected to be an increased propensity for complaints at weekends and pointed out that this stance does not prejudice any assessment of nuisance noise once the units are in operation (i.e. outside of the planning process). The EHO also stated that refrigeration vehicles should be parked only within the designated area contained within the Noise Report and such vehicles should not be left on overnight. Officers considered that these requirements can be imposed by way of an appropriately worded planning condition.
- 8.20 When considering the merits of 10/0150/FULWND, Officers also noted that the application site currently benefits from an unrestricted consent for B2 (General Industrial) use. All 3 no. of the Units contained within the application site could quite legitimately be used through the night in a General Industrial capacity without any additional consent. Such uses can often entail noisy industrial activities. It was concluded that an appropriate hours restriction needed to be drawn in this context, which is why anything over and above the EHO's recommendation would be considered overly onerous.
- 8.21 Application 10/0150/FULWND ultimately went before the Daventry UDA Planning Committee in April 2011 where Members, whilst being supportive of the Officers' recommendation to approve the application, decided that a more restrictive hours-of-use condition should be applied in the interests of safeguarding the amenities of neighbouring residential occupiers and to ensure the continued enjoyment of environments associated with family living. Condition 3 was worded to allow no use of the buildings between the hours of 2000 and 0800
- 8.22 This new application seeks to vary Condition 3 so as to offer consistency with the hours put forward by the EHO; i.e. no use of the buildings between the hours of 2300 and 0700. The EHO has commented upon this new application and has stated that they cannot substantiate any deviation from the night time hours defined by PPG24 (2300 – 0700 hours). They conclude that the application contains enough information to satisfy them that there should not be a problem during day time hours. This is consistent with their position on 10/0150/FULWND and, again, supported by WNDC Officers.

#### **Draft National Planning Policy Framework**

- 8.23 The National Planning Policy Framework (NPPF) Consultation Draft was recently published by the government in July 2011, which seeks to simplify national planning policy and to deliver more development in suitable and viable locations. The Draft NPPF should be afforded limited weight in planning decisions at this time, but it does

set out a clear direction of travel for national policy and builds upon the assertions contained within PPS4 with its positive stance in respect to encouraging economic development.

- 8.24 In light of the pro-development stance adopted by the Draft NPPF, the applicants have strove to attain the maximum use of the site in the belief that the site is very difficult to market for prospective B8 (Storage & Distribution) users with operations permitted for only 12 hours a day. The applicant has supplied details of how the site has been actively marketed; this includes an extensive mail-out to all appropriately sized companies in the Daventry and Northampton area and the circulation of a brochure (specific to Unit B) covering all local and regional industrial agents. Advertising boards have also been erected at the site and fronting the nearby roundabout.
- 8.25 Officers have some sympathy with this position and accept that finding an end user(s) for the site may be more problematic with the current 0800-2000 hours of use restriction imposed. As was concluded in respect to application 10/0150/FULWND, an open permission with no hours restriction would be to the detriment of the residential amenity of adjoining occupiers and cannot be considered in this instance. The 0700-2300 hours restriction hereby proposed appears to represent the maximum use that can be accommodated by the site without being to the detriment of surrounding residential amenity, as supported by the EHO.

#### **Crime Prevention**

- 8.26 Northants Police have commented that they have no objections to altering the hours of operation based upon local knowledge of the area.

#### **Other Matters**

- 8.27 Should the application be approved, it is considered that the same schedule of planning conditions should be applied as are attached to permission 10/0150/FULWNN. This is with the exception of the hours of use condition (Condition 3), which shall reflect the commentary in the Noise & Amenity section above. Nothing else has materially changed, therefore conditions relating to the position of parked refrigerated vehicles on-site, full details of the approved acoustic barrier and tree/hedgerow protection measures should be imposed as were previously.
- 8.28 It is not considered that this application to vary the hours of operation would have a material impact upon the surrounding ecology and biodiversity of the site.

### **9. Conclusion**

- 9.1 The proposed development would comply with the industrial designation of the site and would safeguard the amenities of surrounding residential occupiers in compliance with retained Policies GN2 and EM4 of the Daventry Local Plan (1997) and the guidance

contained within PPS4: Planning for Sustainable Economic Growth, PPG24: Planning and Noise and the Draft National Planning Policy Framework.

## 10. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1 of this permission.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. The use hereby approved including any vehicle movements and deliveries to and from the building shall at no time be operated in any capacity between the hours of 2300 and 0700.

**Reason:** In the interests of safeguarding the amenities of neighbouring residential occupiers in compliance with retained Policy GN2 of the Daventry Local Plan (1997) and the guidance contained within PPG24: Planning and Noise.

4. Refrigerated vehicles on-site shall at no time be parked outside of the area designated within Appendix 8 of the approved Noise Report (B6414/ENV/A1) which is located between the entrance to the site and Unit D. Such vehicles and their refrigeration units shall at no time be left running between the hours of 2300 and 0700.

**Reason:** In the interests of safeguarding the amenities of neighbouring residential occupiers in compliance with retained Policy GN2 of the Daventry Local Plan (1997) and the guidance contained within PPG24: Planning and Noise.

5. Full details of the approved 3.5m acoustic barrier including its design, appearance and means of construction shall be submitted to and approved in writing by the Local Planning Authority; the barrier shall be erected in full accordance with the approved details prior to the first occupation of the development and shall be retained at all times thereafter.

**Reason:** In the interests of safeguarding both visual and residential amenity and to avoid any negative affects occurring upon the designated County Wildlife Site located to the north of the application site.

6. All existing trees and hedgerows contained within or immediately adjoining the site shall be protected for the duration of construction works to erect the acoustic barrier hereby approved by way of (a) stout fence(s); the details of the proposed type and a plan detailing the proposed position of the protective fencing shall be submitted to

and approved in writing by the Local Planning Authority prior to the commencement of development and shall be erected and maintained in accordance with the approved details and shall remain in place until all equipment, machinery and surplus material have been removed from the site.

**Reason:** In order to ensure adequate protection of existing trees and hedgerows, including those contained within a designated County Wildlife Site, in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality.

# SITE PLAN

