

Deadline:	15 th FEBRUARY 2010		
Application Number:	S/2009/1916		
Site Address:	BATHCROFT HOUSE MORGANS VALE ROAD REDLYNCH SALISBURY SP5 2HA		
Proposal:	DEMOLITION OF LIGHT INDUSTRIAL UNIT WITH STORAGE AND CREATION OF RESIDENTIAL DWELLINGS CONSISTING OF 3 TWO BEDROOM APARTMENTS, 3 ONE BEDROOM APARTMENTS AND 3 STUDIO FLATS		
Applicant/ Agent:	THE DRAWING BOARD		
Parish:	REDLYNCHREDL/LANDFORD		
Grid Reference:	419892.83404398 121143.7090725		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Application Number S/2009/1916

Proposed Development Demolition of light industrial unit with storage and creation of residential dwellings consisting of 3 two bedroom apartments, 3 one bedroom apartments and 3 studio flats

Officer Report

Councillor Randall has requested that this item be determined by Committee due to :

Scale of development
Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that subject to a unilateral agreement in relation to the provision of public open space (policy R2) that planning permission be APPROVED:

2. Main Issues

1. History
2. Principle
3. Design
4. Character of the area
5. Impact upon existing facilities
6. Impact upon amenities
7. Highway issues
8. Other matters

3. Site Description

The site is part of the former Redlynch Garage, which was formed from a building on the front of the site and a large industrial shed type structure to the rear. To the east of the buildings there is a large car park which has two vehicular accesses onto two roads; one on to Morgan's Corner and the other on to Morgan's Vale Road.

The building at the front of the site has been changed into three take-aways/restaurants and a small shop whilst that to the rear was formally used by Bathcraft as workshops including the restoration of baths. The workshops were accessed via the narrow private drive off Morgans Vale Road. This vehicular access is shared by the five modern industrial units to the southwest.

Part of the surroundings of the site are residential. To the west the character of the area is dominated by former Council houses. The area has a spacious feel and the dwellings are very similar semi-detached, two storey brick houses with long gardens. To the east of the site, the residential character is more mixed, the dwellings are a mixture of ages, styles and sizes (though again most are constructed of brick) on a variety of size of plots

The large car park adjacent to the buildings is solely for the use of the customers to the take-aways/restaurants.

4. Planning History

75/0769	Demolition of store & outbuilding & construction of garage	A	22.09.75
78/0697	Formation of hardstanding for car sales 19.07.78	AC	
81/0146	Alterations to existing building	AC	15.04.81
88/0778	Replacement of old industrial/storage units with new buildings specially designed for small businesses	AC	03.08.88
89/0116	O/L small dwelling house & access	R Appeal dis	29.03.89 14.12.89
89/1222	Demolition of garage and erection of 26 flats with new road and parking	R	23.08.89
91/1145	O/L - Demolition of approx. 7000 sq ft of garage workshop and second-hand car sales and replace with residential units constructed in two storeys with alteration to access	R	25.09.91
91/1366	Change of Use of existing offices to two residential flats	AC	18.12.91
97/1797	Change of use from A1 to A3 (vacant shop to takeaway) ground floor only	R	17.02.98

98/0449	Change of use to A3 (takeaway) ground floor only 18.05.98		AC
98/1057	Change of use of B1 office/store to Royal Mail sorting office	AC	10.08.98
98/1371	Change of use (retrospective) – confirmation of AC existing use (shop, petrol sales, sub Post Office		19.10.98
00/0783	Sub-division of existing A1 shop to provide A3 tea-room	AC	28.06.00
00/1448	CoU of existing shop & petrol services to A3 restaurant and Take-away	AC	10.01.01
03/1515	Change of use from existing A1 shop and post office to proposed A3 pizza takeaway	AC	07.11.03
03/1516	CoU from royal mail sorting office to B1 office	AC	07.11.03
04/1185	Demolition of existing workshop and construction of replacement building		AC10/08/04
05/2160	Change of use from B1 (offices) to C3 (residential)		R19.12.05
06/1440	Change of use from Royal Mail sorting office to C3 Residential	R	29/08/06
06/1673	Residential development of 8 flats and dwellings and one unit for Salisbury police 02/10/06		WD
07/1918	A mixed use of residential & commercial consisting of 6 x 1 bedroomed residential units over 6 B1 units and 1 One bedroomed dwelling		INVALIDATED 23/11/07
07/2112	Change of use from Royal Mail sorting office to A1 shop and general store.		AC13/12/07

5. The Proposal

It is proposed to demolish the large industrial shed type structure, leaving the existing building at the front of the site as a totally separate unit. On the site at the rear of this building which is used by restaurants/take-aways, it is proposed that a detached building providing nine residential units be erected. The nine units will form a single two storey block with rooms in the roof. Access to the on-site car parking will be solely via the private drive off Morgans Vale Road. A vehicular access that the flats will share with the industrial units to the south of the site

6. Planning Policy

The following policies are considered relevant to this proposal

G1 and G2	General criteria for development
H16	Housing Policy Boundary
D2	Design criteria
E16	Employment area
PPS4	Commercial development
SPG	Creating Places

7. Consultations

Parish council

Object due to scale of development and the environmental/highway impact of the proposal. If application is recommended for approval, it should be determined by the Area Planning Committee

Highways

It is considered that the proposed development will not have any significant impact on highway safety and therefore recommend no highway objection be raised to it.

Environment Agency

None received but previously commented as follows:-

No objection subject to condition regarding water efficiency. The development overlies a Minor Aquifer as defined by the Policy and Practice for the Protection of Groundwater (PPPG). We note that the site was previously used for light industrial purposes where potential contamination land issues may be present. However, given the small nature of the site, we would have no further comments to make on this, providing that the Local Authority (particularly Environmental Health) are not aware of any specific problems in this regard. If contaminated soil and/or water are encountered during construction, appropriate measures should be taken to minimise the risk to controlled waters and the environment. The developer should be aware that it might be necessary to remove any soil or water arising from excavations (foundations etc.) to a suitable waste disposal facility

Environmental Health

Originally concerned about potential loss of amenity for the future occupants of the development, due to noise and odour and the design of the development which proposes living rooms above bedrooms. However, on the basis of the additional information from the applicant, the Environmental Health Officer was satisfied that these concerns had been dealt with and should members be minded to grant consent, would recommend a condition requiring the applicant to commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority. Any remediation scheme to be fully implemented and the validation report forwarded to the Local Planning Authority, prior to the occupation of the dwellings.

Wessex Water

Foul sewer in the area and connection can be agreed at a later stage. A foul sewer crosses the site. A 3m easement will be required. As the sewer crosses the access route diversion or protection works may need to be agreed. The Developer must protect the integrity of Wessex

Systems

Wiltshire Fire and Rescue Services

Comments relating to need for satisfactory access for fire engines, adequate water supplies, necessary and appropriate fire safety measures and encouragement for the provision of domestic sprinklers.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date 28 January

Four letters of comment/objection that have been received.

Summary of key points raised

Concerns regarding increase in vehicles using the site and consequent effect on parking for industrial units and local roads
Cars already block drives in the area, nine flats will worsen this situation
Dangerous corner, traffic does not keep to speed limit
Concerns regarding access for business/industrial units, access is already very narrow.
Concerns regarding impact of large residential development on viability of business/industrial units

Loss of privacy.

Concerns regarding increase in noise and disturbance.

Loss of privacy due to windows and balconies overlooking adjacent gardens.

The height of the proposed dwellings results in overlooking.

Overdevelopment of site

The proposed flats are extremely small and development would be very cramped

Development not in keeping with the local area.

Existing character of area is industrial

9. Planning Considerations.

9.1 History

In 1988 permission was granted for 5 small industrial units adjacent to this site. These were subsequently erected and occupied Whilst not at full capacity, the occupiers of the buildings assert that they are expanding and usage of the units is increasing.

Subsequently consent was sought (in 1989) to demolish the Redlynch Motors garage and erect 26 flats and then in 1991 outline consent was sought for 12 flats. Both of these applications were refused, primarily on access, traffic and amenity grounds.

The two-storey building, to the front of the site which faces on to Morgans Corner is now occupied by three take-aways and restaurants and is in different ownership from the building to the rear.

In 2004, it was accepted that the existing building was in a dilapidated condition and that renovation, was appropriate. Consent was therefore granted for the rear industrial building to

be replaced with a new building of a similar design. This permission, which was for a single user of the whole building (because of the poor access to the site) has not been implemented and has now expired.

A scheme to provide 8 small flats and an office for Wiltshire Police to serve as the Alderbury Police Station (S/2006/1673) was submitted and then subsequently withdrawn as the building was considered out of scale and inharmonious with the local area, there were highway and environmental health concerns and there had been an inadequate marketing of the building for industrial/employment uses. Additionally, the local police policy changed and small local facilities were not being used.

A subsequent scheme (S/2009/1918) to retain employment opportunities on the site by providing a mixed use development of Live/Work units consisting of six 1 bedroom units over B1 units and a single dwelling was invalidated in light of a technical problem regarding the design and access statement but prior to the withdrawal of the application; issues were raised by consultees and there were concerns regarding the proposed design of the building.

9.2 Principle

The site is part of the former Redlynch Garage, and the general surroundings are largely residential. However in the immediate vicinity the character is more mixed as to the north of the site there are three take-aways/restaurants and to the south are five modern industrial units. The site has historically been used for employment purposes and policy E16 of the Local Plan seeks to retain such sites for employment purposes. The only exceptions to retaining jobs on such a site is when the premises are no longer viable for an employment generating use or there would be environmental improvements or conservation benefits from a change of use.

The application is accompanied by evidence from an Estate Agent regarding the marketing of the building for commercial use as the applicant seeks to show that the premises are no longer viable for an employment generating use and could therefore be demolished and the site used for a new purpose. The evidence of the marketing of the building is substantial and significant. Details have been given as to how the property was marketed, the number of interested parties, and the reasons as to why the offers which were made were unsuccessful. The evidence suggests that there was a very limited response to the marketing of the building for employment use; suggesting that both the existing and the proposed replacement building were unattractive to modern businesses seeking good access, loading turning and delivery space. Comments are made that the existing buildings are in a poor condition and redevelopment of the site is required and that furthermore that the redevelopment scheme (consent for which has now expired) was not attractive to employers. The reasons for this were that the approved scheme provided a substantial industrial building but only to be used by one user; the site was very limited in size with little space around it, there was very limited parking and a restricted delivery area. In the view of the estate agent, as the site was surrounded by residential properties and the access was very limited, the serviceability of premises in this location for a single business occupier of a unit of 6300 sq ft was inadequate and therefore the site received little interest.

In view of these comments and the marketing details, it would appear that the existing set-up is unattractive for an employment use. Also redevelopment (as proposed by the approved scheme) has failed to attract a user. It may be that redevelopment for a variety of smaller employment uses, in a similar manner to the small industrial units to the south might be a way forward but the highway authority would have concerns regarding this and therefore as the building has been vacant for a considerable period and the marketing has been extensive over a number of years, (most recently since March 2008) there would appear to be sufficient

evidence to show that the employment use of the site is unviable. The site's redevelopment for a non employment generating use would therefore appear to be in accordance with the criteria of Policy E16.

In general terms the site is surrounded by residential development but its immediate surrounding are a mixture of residential, retail and light industrial and therefore could be considered to be a 'Brownfield' site. The site's redevelopment for residential purposes would therefore be supported by national policy, notably PPS3. Moreover, whilst the site is a disused industrial building which previously provided employment, it is located within the designated Morgan's Vale and Woodfalls Housing Policy Boundary and therefore as its redevelopment for residential purposes would comply with the criteria of Local Plan Policy H16, and residential redevelopment would be acceptable in principle. This acceptance in principle would however, be subject to the proposal complying with national guidance as expressed in PPS4 which seeks to protect rural services/facilities and the other criteria of the Local Plan, in particular the development and design criteria of policies G2 and D2.

9.3 Design of scheme

The scheme has been designed to provide small and affordable units and consists of three, one-bedroomed flats over three studio apartments and three three-storey two bedroomed apartments with balconies. The building has been well designed, incorporating high levels of thermal and noise insulation and sustainability (Code level 4) and will be separated from the take-aways/restaurants by a walkway providing access to the cycle storage. Additionally the flats have been designed so that non-habitable rooms are arranged on the north side of the development adjacent to the takeaways and restaurants.

A second buffer zone has been created to the south of the site so that the small industrial site is separated by the vehicle parking areas and the small amenity areas. The amenity areas will be dropped slightly below the parking areas to assist in separating the flats from their surroundings and part of the parking area will be covered by an open structure with a sedum roof, so that there appears to be additional green space between the flats and the industrial estate.

9.4 Character of the area

As has already been stated, the area around the site is, predominantly characterised by two storey residential properties and despite being a backland site, the existing former garage building is prominent in views from both the B3080 and Morgans Vale Road. Therefore in design terms, the proposed three storey residential building, whose roof form is designed to mirror the existing building to north, will be visually dominant in terms of its height and appearance, though by setting the building down, the ridge height will be the same as the building on the front of the site and will therefore be no more dominant than that existing building.

The scheme proposes a higher density than currently exists in the surrounding area, but would provide a group of small affordable units in a settlement with a range of facilities and services and though unlike the adjacent dwellings, the flats will have limited private amenity space, (though the two, bedroomed units also have small balconies) this is not an unusual situation as regards flats. Overall, whilst the proposed infill development does not respect the scale of other residential development in the area, the massing of the adjoining houses or the architectural characteristics of adjoining dwellings, there is considerable variety in the scale and design of

the dwellings in this part of Redlynch and policy H16 does permit the intensification of residential use of an area, for example by conversion to flats. Whilst this proposal is not for conversion but for the erection of flats, because the site is currently occupied by a single large building, the principle is similar and it could be argued that the proposal is no so out of keeping with the area as to be contrary to the aims and objectives of the Local Plan.

9.5 Impact upon existing facilities

Currently the site is a vacant industrial unit and the therefore activity has been insignificant. Concerns have been raised that the introduction of residential units in such close proximity to the takeaways and the small industrial units will lead to conflict, as the uses are incompatible. Historically, this immediate area has a mixture of uses and the amendments to the internal design of the flats have overcome the concern of the Environmental Health Officer as regards noise and odour. As regards the narrow access from Morgan's Vale Road, the employment use could be resumed at any time without planning permission, which would substantially increase the number of vehicles using the access and could be considered to be likely to have a similar impact upon the vitality of the small industrial estate. As regards the potential for conflict between different uses, areas of mixed use are common in larger settlements and the apartment block has been designed to minimise the intrusive effect of the adjacent takeaways and the industrial units. Though concerns have been raised that the presence of residential uses in such close proximity to the commercial units might have an impact upon their long term viability and vitality, there are other existing dwellings in the vicinity and it is not considered that the erection of this additional apartment block would have such a detrimental impact on the industrial units as to warrant refusal.

9.6 Impact on amenities

9.6.1 Existing neighbours

The existing vacant industrial building is adjacent to some residential properties and the area is alleged by the applicant to suffer from some anti-social activities. Neighbours were consulted regarding the proposed redevelopment and have raised a number of concerns, particularly regarding access and parking. However, there are also other concerns relating to the proposal, such as loss of privacy and the likely dominance of the proposal because of its size and height and its unique character.

The dwellings to the south east of the site are separated from the development by a parking area for the take-away's and restaurant but this proposal will result in a larger and much more substantial building replacing the present industrial shed type structure. However, in view of the separation distance between the buildings, created by the car park, these existing dwellings are unlikely to feel dominated by this larger and more imposing residential building. The design envisages balconies on the south west elevations, which will overlook the rear gardens and rear elevations of the properties on Morgans Vale Road. However, there will be a minimum of 30metres between these dwellings and the proposed flats and even though there may be a perception of a loss of privacy and a loss of amenities; it would be difficult to argue that this was sufficiently harmful enough reason to warrant refusal of the proposal.

Residential properties to the northwest of the site will also have a more substantial building on the boundary adjacent to their gardens, and there will be a small loss of light/sunlight due to the larger and more substantial building. However, in view of the separation distance, it is considered that the loss of light of these occupiers will not be sufficiently harmful as to warrant refusal on these grounds. Additionally, the new apartment building has been designed with no windows on this side elevation and because of the angle of the building, even with the first floor

balconies on the southern elevation, it is considered that there will be no loss of privacy to these dwellings or their gardens.

9.6.2 Future occupiers

The proposed development is of a higher density than the surrounding residential development combining studio flats and maisonettes in a single block and the residential units would be in very close proximity to restaurants/takeaways, the car park and the small industrial estate. There was concern therefore regarding the effect of noise and odour from the surrounding buildings and uses on the potential occupants of the proposed flats, particularly as there is virtually no amenity space for the individual units.

However, the applicant has amended the internal design of the units and provided additional information including further details regarding aspects such as the separation of party walls and floors, and an acoustic report to demonstrate that future residents would not suffer from noise intrusion. Additionally the internal spaces were redesigned to offer additional separation between the habitable spaces and the takeaway units so that future occupiers would not suffer from odours from the adjacent takeaways and restaurants. The Environmental Health Officer is now satisfied that provided the noise and odour controls identified in the acoustic report and the revised drawings are implemented that his concerns these concerns regarding noise and odour have been overcome.

There are still some concerns about the possible impact of noise from the adjacent small industrial units and from the takeaway customer car park. However, the apartment building has been designed with no windows on the eastern side elevation in order to reduce the noise impact and the noise from the industrial units is likely to be most intrusive during the day when background noise levels are higher. Therefore as the impact of the noise is likely to be no greater on these flats than on the dwellings in Morgan's Vale Road, it would be difficult to argue that this warranted refusal of the proposal.

9.7 Highway issues

Neighbours were consulted regarding this proposal and raised concerns regarding access and parking. There was considerable local anxiety regarding any increase in the number of vehicles using the site and the consequent effect on parking for both the industrial units and the local roads. However, the Highway Authority considered that the provision of eleven car parking spaces for the development was in accordance with current guidelines. Neighbours were also concerned that cars already park inconsiderately and block drives and that therefore the nine flats would only worsen this situation. However, not only is the level of parking provision in line with current national guidelines but the site has established use rights as an industrial operator and whilst recently the building has been vacant and the amount of traffic negligible, the use could be resumed at any time without planning permission. Therefore whilst there are concerns that any increase in traffic might impact upon the viability of the business/industrial units using the same access, this has to be considered in the light of traffic which could be generated by the resumed use of the industrial building.

When considering the application, the Highway Authority took into account that the existing access from Morgans Vale Road serves the existing industrial unit and in the light of this, had no objection to the use of this access by nine small flats instead. Indeed whilst the existing access serves the 5 industrial units, it is very narrow and therefore use by domestic traffic could be considered to be an environmental benefit as it would be preferable to use by large commercial vehicles which would be required to serve an industrial unit.

9.8 Other Matters

9.8.1 Contamination

The site is a former vehicular garage and has been in use for industrial purposes, which included paint spraying. When approving the replacement of the industrial building on the site, a condition was included requiring a contamination survey. In this case, the applicant has submitted a contaminated land investigation, but this was completed in 2005 by Casella Stanger. Such reports are prepared and recommendations are made on the basis of the risk to the end user of the site. In this case the Casella report was produced with a view to a commercial end use. The Environmental Health Officer advises that the issue of contamination needs to be re-examined having regard to the residential end use and that should the Authority be minded to grant consent, a condition could be applied requiring an up-to date investigation and remediation report.

9.8.2 Public Open Space Local Plan Policy R2

The new dwellings are required to make a contribution towards the provision of public open space in the settlement. The applicant has indicated his willingness to comply with this requirement and a signed unilateral agreement and a cheque for the requisite monies has been received.

10. Conclusion

The site is part of the former Redlynch Garage, and the application was accompanied by evidence showing that the building had been marketed for employment generating uses. But both the existing set-up and the approved scheme for redevelopment proved unattractive and sufficient evidence was provided to show that the employment use of the site was not viable and therefore the site's redevelopment for a non employment generating use would be in accordance with the criteria of Policy E16. As the site is located within the designated Morgan's Vale and Woodfalls Housing Policy Boundary its redevelopment for residential purposes would comply with the criteria of the Local Plan

Because the site is a former vehicular garage and industrial site, there is an issue regarding potential contamination. However, a block of flats with no gardens are unlikely to be at much more risk than the previously approved industrial end user and a further contamination survey could therefore be conditioned.

The proposed two storey residential block would however, be located in close proximity to the existing restaurants and takeaways and the commercial uses to the rear of the site. The internal design of the flats has been amended to overcome the concerns of the Environmental Health Officer though future occupants of the development could be at risk of suffering detriment to their amenity through noise arising from the use of the adjacent car park, late at night but though concerns have been raised that the presence of residential uses in such close proximity to the commercial units might have an impact upon their long term viability and vitality, there are other existing dwellings in the vicinity and it is not considered that the erection of this additional apartment block would have such a detrimental impact on the industrial units as to warrant refusal.

Whilst the dwelling in this part of Redlynch are primarily two storey houses, the provision of flats would provide a greater variety of different sized accommodation and whilst the design of the building would be unlike any of the other houses, it has been designed to reflect the other building to the front of the site. Therefore whilst the building would be out of character with the housing to the east and west, it would not be so incompatible with the appearance of the

locality as to adversely affect its character.

Therefore on balance it is considered that the proposal would be in accordance with national and local guidance

Recommendation

It is recommended that planning permission is granted subject to the completion of a unilateral agreement. For the following reasons

The site was historically used for employment purposes but it has been demonstrated that the premises were no longer viable for an employment generating use and therefore the site's redevelopment for a non employment generating use would be in accordance with the criteria of Policy E16 and supported by PPS3. Moreover as the site is located within the designated Morgan's Vale and Woodfalls Housing Policy Boundary its redevelopment for residential purposes would comply with the criteria of Local Plan Policy H16. This acceptance in principle would however, be subject to the proposal complying with national guidance as expressed in PPS4 which seeks to protect rural services/facilities. Whilst the proposed flats would be close to restaurants/takeaways and an industrial estate the internal design of the flats has been amended to overcome the noise and odour concerns of the Environmental Health Officer (policy G2). Therefore whilst the design of the apartment building would be unlike any of the other houses in the vicinity, (Policy D2) it will reflect the design of the building to the front of the site. would create a greater variety of accommodation in the area and therefore whilst the building would be out of character with the housing to the east and west, it would not be so incompatible with the appearance of the locality as to adversely affect its character and therefore on balance it is considered that the proposal would be in accordance with national and local guidance.

And subject to the following 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 No works shall commence until details of all materials and finishes, and where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roof and the parking areas of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To secure a harmonious form of development.

POLICY G2 General criteria for development

3 During demolition and construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following time 0800 to 1800 on Mondays to Saturdays and there shall be no activities/working on Sundays,

Bank and Public Holidays.

REASON: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

POLICY G2 General criteria for development

4 The development shall be undertaken in accordance with the detailed recommendations of the Report from 24 Acoustics and the drawings ref.nos. 3328/02 Rev S, 3328/03 Rev R, 3328/04 Rev D and 3328/06 Rev Q received on 14 May 2010.

REASON: To secure a harmonious form of development.

POLICY G2 General criteria for development

5 Prior to the commencement of development the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority.

The investigation must include

A full desktop survey of historic land use data

A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages)

A risk assessment of the actual and potential linkages identified

A remediation programme for contaminates identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local Planning Authority, prior to the first occupation of the dwellings.

REASON: In the interests of public health and safety

POLICY G2 General criteria for development.

INFORMATIVES

1: PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

Appendices: _____ NONE

Background Drawing reference no. 3328.01 Rev B received on 14 May 2010
Documents Used Drawing reference no. 3328.02 Rev S received on 14 May 2010
in the Preparation Drawing reference no. 3328.03 Rev R received on 14 May 2010
of this Report: Drawing reference no. 3328.04 Rev D received on 14 May 2010
Drawing reference no. 3328.05 Rev A received on 14 May 2010
Drawing reference no. 3328.06 Rev Q received on 14 May 2010

