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| <b>Date of Meeting</b>     | <b>14 October 2010</b>  |
| <b>Application Number</b>  | E/10/0374/FUL   |
| <b>Site Address</b>        | Ropewind Farm, Rivar Road, Shalbourne, Marlborough, Wiltshire SN8 3PU   |
| <b>Proposal</b>            | The demolition of the existing farmhouse and farm buildings, and the erection of a replacement dwelling and 10 additional houses (4 affordable), together with a new access and associated works. |
| <b>Applicant</b>           | Mr H Marriott   |
| <b>Town/Parish Council</b> | SHALBOURNE  |
| <b>Grid Ref</b>            | 431564 162653   |
| <b>Type of application</b> | Full Planning   |
| <b>Case Officer</b>        | Peter Horton  |

### Reason for the application being considered by Committee

This application has been called to committee at the request of the ward member, Cllr Wheeler.

#### 1. Purpose of Report

To consider the recommendation that the application be approved subject to a Section 106 agreement and conditions.

#### 2. Report Summary

The main planning issues to consider are: The principle of residential development; design / impact on the character and appearance of the conservation area; residential amenity; loss of woodland; affordable housing; highway safety; drainage; children's play.

#### 3. Site Description

This 1.2 ha site lies on the north-west side of Rivar Road, within the Shalbourne limits of Development and the Shalbourne Conservation Area. The site is largely open land, but does contain a 20<sup>th</sup> Century farmhouse, some contemporary farm buildings and an area of woodland at its northern end.

To the north west of the site is a public footpath with low density residential development beyond. To the south west side are two barns granted consent in 2006 to be converted into a single dwelling (now under construction), and a detached cottage, Wellgarth. To the south east is Little Mead, an estate of 8 detached bungalows. To the north east side is open countryside.

#### 4. Planning History

K/58668/F – Resolved to be approved in August 2008 but S106 agreement not completed to date and therefore planning permission not yet granted.

The demolition of the existing farmhouse and farm buildings, and the erection of a replacement dwelling and 7 additional houses (3 affordable), together with a new access and associated works.

E/10/0376/CAC – Approved May 2010 –Conservation Area consent for the demolition of the existing farmhouse and farm buildings



**Site Location & Aerial view**

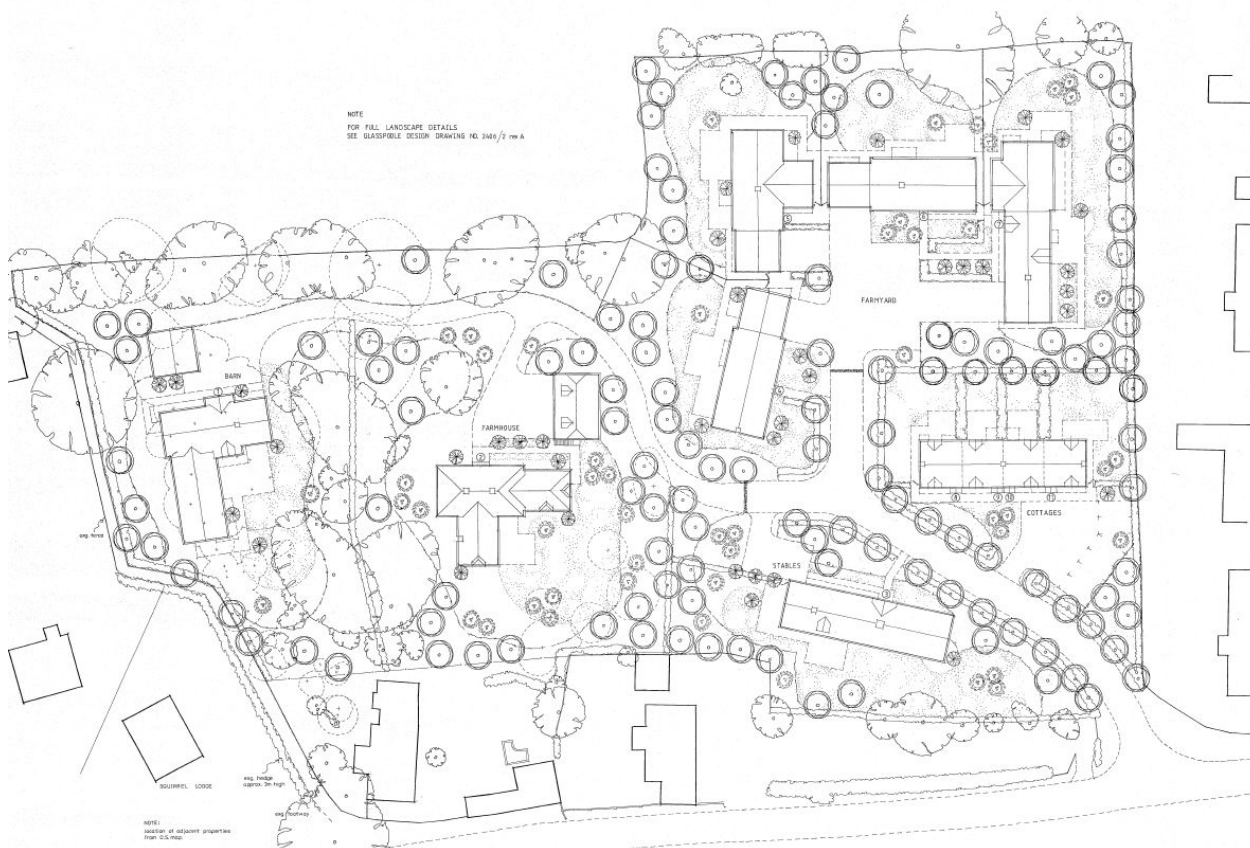


## 5. Proposal

The proposal involves the erection of 11 dwellings, one being to replace the existing farmhouse, leaving a net gain of 10 dwellings. Of these ten, four would be affordable and six would be open market units. A new estate road would be provided to serve the dwellings, utilising the existing farm access from Rivar Road.

The buildings have been designed with a rural theme. Plots 1 to 3 would comprise detached dwellings which attempt to imitate a 'barn', 'farmhouse' and 'stables' respectively. Plot 1 would be on the site of the woodland at the northern end of the site. Plots 4 to 7 would be laid out in a U-shape as a 'farmyard'. Plots 8 to 11 would be a terrace of 'cottages', these to be affordable units. These would be situated near the entrance to the site and would be orientated at 90 degrees to Little Mead.

Conservation Area Consent has already been granted for demolition of the existing buildings on the site.



*Proposed Site Layout*

## 6. Planning Policy

Kennet Local Plan: policies PD1, HC22, HC28, HC32, HC35 and NR4

The site lies within the Limits of Development for Shalbourne set out in the Kennet Local Plan and within the boundaries of the Shalbourne Conservation Area, described in the Shalbourne conservation Area Statement of 2003. The whole of the village lies within the North Wessex Down Area of Outstanding Natural Beauty.

Central Government planning policy: PPS1, PPS3, PPS5, PPS7 and PPS9

## **7. Consultations**

Shalbourne Parish Council: Supports the proposal. However makes the following comments: (a) there should be variation in the roof covering, with some use of slate; (b) the affordable units should be three-bedrooms rather than two-bedroom;

Considers that the changes shown in the amended plans (re-orientation of plots 8-11, removal of a first floor window on plot 1, moving plot 3 further from River Rd and the use of a mixture of roof materials are an improvement on the previous proposals).

North Wessex Downs AONB officer: Objects to the loss of the woodland. To allow the proposal would harm the nature conservation value of the site.

Wiltshire Council Drainage Engineer: No objection. There is a history of flooding in Rivar Road in the vicinity of The Lynch. The outfall from this area is limited and cannot cope with any additional loads. A drainage condition will therefore be required to ensure that an sustainable drainage system would work.

Wiltshire Council Highways Officer: No objection subject to conditions.

Wiltshire Council Housing Officer: The proposal is for a net gain of 10 houses. Policy HC32 requires 50% of these to be affordable. Only 4 are proposed - a shortfall of 1. There is sufficient local need to justify the 50% affordable housing contribution. The previous scheme included 3 out of a net increase of 7 new dwellings – a total of 43% as the practice has been to round down the number where there are an odd number of houses proposed.

Wiltshire Council Adoptions and Inspections Officer: The development generates a need for £23,780 in off site open space contributions to be used to enhance existing or create new play facilities in the village.

Wiltshire Council Conservation Officer: Considers that the proposal does not preserve or enhance the conservation area because of the loss of the woodland area and the open space previously shown on what is now the site of plot 3. Critical of the 'farmyard pastiche' of plots 4 to 7. Concerned at the frontage car parking to plots 8 – 11.

Wiltshire Council Landscape Consultant: The woodland has considerable visual importance and should be retained. Its loss is unacceptable and plot 1 should be deleted. The woodland is over-mature and requires a phased replanting in order to improve the woodland composition and increase the proportion of native species.

Wiltshire Council Ecologist: The farmhouse has a bat roost. The proposed mitigation strategy, if conditioned, is acceptable.

Whilst the woodland contains no rare species, its loss would be ecologically harmful. It provides opportunities for a range of fauna and forms a significant node within the village's network of hedgerows/tree belts. The loss of the woodland would be contrary to PPS9, which promotes the protection of biodiversity and the retention of habitat networks. The proposed substantial tree planting will take 20-30 years to provide ecological interest. The retention of the woodland in the previous planning application shows that the loss of the woodland is not essential. Recommends refusal.

Wiltshire Wildlife Trust: Objects, endorsing the concerns of the Principal Ecologist regarding the loss of the woodland.

## **8. Publicity**

One letter of support has been received.



Objections have been received from 9 local residents. Their main concerns can be summarised as follows:

- Overdevelopment: too many houses at too high a density. Plot 3 is too close to the terrace at plots 8-11 and is visually obtrusive. Plot 3 should be re-designed to be single storey or be omitted and the land given over to open space;
- Plots 8 – 11 are visually dominant at the entrance to the site;
- Lack of parking, particularly for plots 8 – 11;
- Loss of amenity to existing adjoining properties e.g. Squirrel Lodge and Little Mead. The height of plot 7 would dominate and overlook Little Mead;
- The 'farmyard' at plots 4 – 7 is out of character with the village's predominantly linear pattern of development;
- Plot 1 shares an access with plot 2 and may cause noise and disturbance to the latter. This tandem relationship is at odds with the linear pattern of other properties in the area;
- The loss of the woodland to accommodate plot 1. This is a significant landscape feature and a valuable wildlife habitat. The woodland should remain as a properly managed woodland, perhaps in the ownership of plot 2. The proposed replacement trees will not create a comparable replacement habitat;
- The scheme fails to satisfy policy HC32: one too few affordable homes is proposed;
- Only two-bedroomed affordable units are being proposed, but these are too small for families: the village has a need for three-bedroomed units;
- The previously undertaken housing need survey is out of date; the affordable units should only be allocated to those with a genuine local connection;
- The affordable units are at too high a density and will harm the amenities of Little Mead;
- Potential light pollution;
- Concern about surface water drainage given that Little Mead is prone to flooding;
- The site entrance is inadequate for a large number of extra vehicles joining Rivar Road.

## 9. Planning Considerations

### The Principle of Residential Development

The application site lies within the limits of development (LOD) of Shalbourne as defined in the Kennet Local Plan. Within the LOD policy HC22 allows 'small groups of houses' provided they are in harmony with the village in terms of their scale and character. Small groups of houses are interpreted as being less than 10 houses on green field sites within villages and/or redevelopment sites within villages.

As the application proposes a net increase of ten dwellings, the proposal is in accordance with the numbers permitted under HC22.

Regarding density, central government policy in PPS3 indicates that the national indicative minimum should be around 30 dwellings per hectare. The density of the proposed development is well below this figure at 9 dwellings per hectare, but the lower figure proposed here is considered appropriate having regard to the low density character of established surrounding development. The proposed density strikes the right balance by maintaining the character of the area whilst ensuring reasonably efficient use of the land. This is in accordance with PPS3 and policy HC22.

Furthermore, the principle of residential development on the site has already been accepted in principle by an earlier committee resolution to grant approval for eight dwellings on the site (seven new plus one replacement) when considering planning application K/58668/F in 2008. The S106 agreement required to deliver the required affordable housing and commuted sum for children's play space has not been signed so the application has not been determined, but the principle of residential redevelopment has been accepted. As long ago as the Shalbourne Conservation Area Statement in 2003, the site was seen as a potential development opportunity.

### Design

The site lies within the Shalbourne Conservation Area and the North Wessex Downs AONB. In these areas central government planning policy set out in PPS5 and PPS7 require new development to preserve or

enhance the designation.

The application site is occupied by an architecturally undistinguished modern farmhouse and by a few residual neglected farm buildings. These have been granted conservation area consent to be demolished (ref. E/10/0376/CAC). Once these are demolished, the site will be devoid of buildings. The proposed development seeks to recreate the former farmyard theme in the siting and design of the dwellings. Plots 4 to 7 seek to create a 'farmyard', whilst plots 1 to 3 propose themed individual dwellings: a 'barn', a 'farmhouse' and a 'stables'. Plots 8 to 11 aim to read as a terrace of farm workers' cottages. Whilst the designs could be seen as 'farmyard pastiche', on balance they are considered to be of good quality, providing variety and interest throughout the site and proposing the use of traditional materials.

Although the proposed buildings are larger than the utilitarian buildings that have occupied part of the site in the past, they are visually more appealing and their landscape impact will be mitigated by significant new tree planting. As such, they would enhance both the conservation area and AONB designations in accordance with policy.

### Residential Amenity

The application site presently has limited impact on neighbouring properties which enjoy high levels of privacy. Although the *outlook* from some neighbouring properties would change, it is not considered that there would be any unacceptable detrimental impact on the *amenity* that they enjoy, in view of the careful siting and design of the proposed buildings. There would be no un-neighbourly relationships.

Turning to specific objections, plot 1 would be around 23m from Squirrel Lodge and plot 7 would be around 27m from nos. 5 and 6 Little Mead. Such distances are well above the point at which material harm to the living conditions of the occupiers of these properties can be said likely to occur, as identified in the council's supplementary guidance on amenity space in residential areas. In addition, the application proposes considerable additional planting along the relevant boundaries.

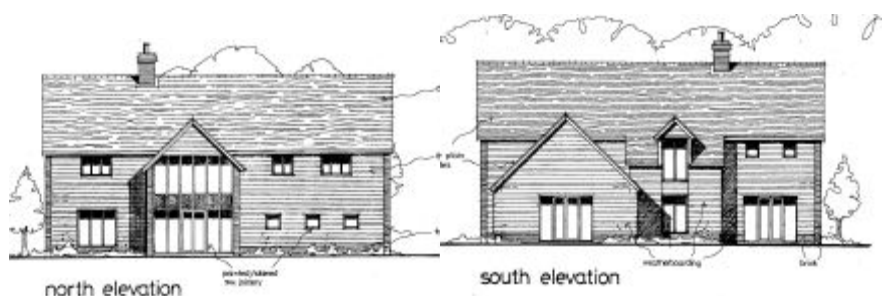
Since it was first submitted, amended plans have been submitted turning the row of cottages round by 90 degrees such that they would be sideways-on to Little Mead. No first floor side windows are proposed, and at 13.5m distance from no. 7 Little Mead, plot 11 would not have an unacceptable impact on the living conditions of that property.

Overall, the proposed development is considered to have a satisfactory relationship with neighbouring properties, in accordance with policy PD1.

### The Woodland

There is a woodland at the northern end of the site which is shown to contain some significant trees in the Shalbourne Conservation Area Statement. In the plans submitted by the previous applicant, this part of the site was proposed to be retained and was to be the subject of a landscape management plan required by condition. This was agreeable to the previous applicant, although the retention of the woodland was not something the local planning authority specifically sought during negotiations – the applicant never proposed to develop it.

The current proposal differs from that previously considered in that it includes the siting of an additional dwelling (plot 1) in this wooded area which would require the felling of many of the trees within it and a consequent change in character. It is this part of the current scheme that has received the most concerted opposition on the grounds of the perceived harm to the character and appearance of the area and to its ecology. This proposal, which has come forward at the volition of the current applicant, needs to be assessed on its planning merits.



### *Plot 1: 'The Barn'*

The woodland is a mixture of introduced conifers and self-sown and planted broadleaf species. It is, by the admission of the Council's Landscape Consultant, over-mature and if retained, would require a phased re-planting in order to improve it and to increase the proportion of native species.

The Council's Landscape Consultant, Conservation Officer and Ecologist all advocate the retention of the woodland. The latter considers that it forms a significant node within the village's network of hedgerows and tree belts and that its loss would be ecologically harmful.

However the Council's planning officers consider that the visual and ecological importance of the woodland has been overstated. The woodland contains a high proportion of non-native species and of specimens nearing the end of their natural life. It has been professionally surveyed by an arboriculturalist who described it as *'a shelter belt at the north end of the site, (it) is deteriorating. The crowns of the spruce are now too high to be providing significant shelter and these trees can be expected to continue to die back over the next 5-15 years. There are a number of mature Sycamore, but none of good form or structure. Although trees will be lost, the development provides the opportunity to renovate part of the shelter belt and to plant areas of woodland elsewhere on the site. In total, 52 trees are recommended for removal, of which 48 are low quality and value, including moribund fruit trees and large shrubs. As shown in the landscape proposals, extensive native tree planting is proposed throughout the remainder of the site. Specifically 215 trees will be planted, consisting of 65 oak, 65 beech, 22 ash, 21 field maple, 22 birch and 20 cherry. None of the trees will be less than 3.5 metres in height. In time this will produce a much more wooded site than at present, containing a higher proportion of oak, beech, ash and cherry, which will prosper well on the site.'*

Although the current area of woodland provides a pleasant backdrop and outlook from some of the neighbouring properties, the public view is more limited by its location away from the Rivar Road frontage. The main public views are from the nearby public footpaths. The tree belt along the north-eastern boundary with the adjacent fields will largely be retained, filtering views of the new house from the north. The main short term impact will be from the public footpath alongside the north-western boundary, where it will take longer for the new trees proposed to filter the views of the new house that will replace the mainly poor quality trees being removed here.

On balance, it is considered that the woodland here is not of such critical importance that it should be preserved as it stands. The plans put forward provide for a means of securing a future for the best trees and for providing a long term landscape setting for this part of the village that will preserve and enhance it. Although there may be an initial loss of ecological interest, in the longer term, the planting of the new native trees should help redress the balance.

### Plot 3 – the 'stables'

Plot 3 is proposed to be located on a site proposed as open space by the previous application. Just as in the case of the woodland, the previous applicant proposed to manage it via a landscape management plan. However the current applicant seeks to develop this part of the site.



*Plot 3: 'The Stables'*

As with the woodland, the Council never negotiated its retention during consideration of the previous application – the previous applicant was prepared for it to remain undeveloped. However it is not considered unreasonable to seek to develop this land and the result is still a very low density scheme. The design of the 'stables' building is considered acceptable and it would contribute towards an attractive entrance to the

site.

### Highway Safety

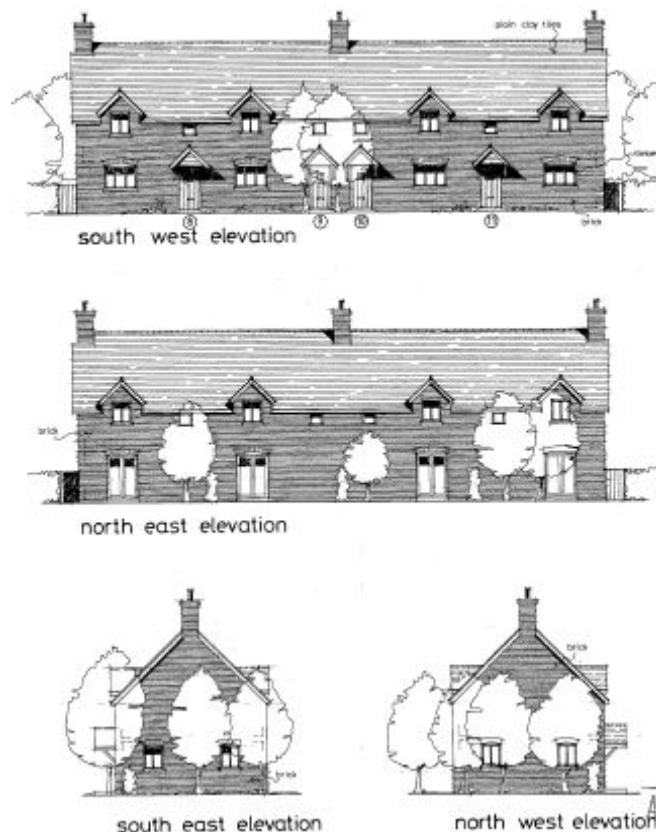
The highway authority is satisfied that the development complies with all highway safety requirements. There is adequate parking for all of the plots. The open market units have two or three parking spaces each. The affordable units have six spaces between four small households. It is neither considered that the development should lead to on-road parking in Rivar Road nor that the parking facilities will be visually dominant within the site.

The highway authority has requested that a pavement should be provided either side of the new access. However, as there are no pavements in Rivar Road immediately either side of the access, this is considered inappropriate and likely to detract from the otherwise un-engineered character of this part of the conservation area. It is not considered that highway safety would be seriously prejudiced as a consequence of this, particularly in view of the likely low levels of traffic using the estate road.

### Affordable Housing

The application proposes a net increase of ten dwellings on the site. Four of these would be affordable units, namely the terrace of cottages at plots 8 – 11. Policy HC32 requires a 50% provision of affordable units, such that the proposal should be providing five affordable units rather than four. However, given the previous acceptance of a 43% affordable contribution, the current reduction to 40% is considered acceptable. Furthermore, the site layout lends itself to a terrace of four rather than five.

Policy HC32 does not stipulate the numbers of bedrooms to be provided in affordable units. Whilst it is appreciated that there is demand for three bedroom units and that these would be more suited to families, there is also demand for two bedroom units. Only two bedroom units are being proposed and this is not considered to constitute a valid planning reason to refuse the application.



*Plots 8 -11: the affordable units*

### Drainage

There is a record of flooding in Rivar Road adjacent The Lynch. The outfall from this area is limited and cannot cope with any additional loads. A condition is required for all drainage details of the scheme to be agreed prior to construction and that attenuation is completed on the initial stage of construction.



### Children's Play

Policy HC35 requires the provision of children's recreational facilities on small housing sites of between 5-19 dwellings. No such facilities have been incorporated into the site layout. However it would be acceptable for the applicant to pay the suggested commuted sum, in lieu of on-site facilities, to contribute towards provision of alternative facilities within the local area.

### Other Matters

A S106 agreement is necessary to facilitate the affordable housing and financial contributions to local recreation facilities. Conditions are recommended covering the siting of domestic fuel tanks, external lighting and bat boxes.

## **RECOMMENDATION**

That planning permission be granted subject to the applicant entering into a S106 agreement to deliver the affordable housing and to make a financial contribution towards children's play space in the village.

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been 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 harmonious architectural treatment.

- 3 All soft landscaping comprised in the submitted landscaping scheme hereby approved shall be carried out no later than the first planting and seeding season following the occupation of The Barn (plot 1) or the completion of the development, whichever is the sooner; any trees or plants which, within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

- 4 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed in accordance with British Standard 5837 (2005) Trees in Relation to Construction at the outer edge of the overhang of their branches by a chestnut paling fence (or other type of fencing agreed in writing by the local planning authority). The exact position of this fencing shall be in accordance with the submitted tree protection plan 161/001A. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. "No dig construction" shall be carried out in the areas indicated on the submitted tree protection plan 161/001A.

REASON: To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 5 Notwithstanding the details shown on the drawings, all rooflights shall be traditional conservation style with a single vertical glazing bar and flush flashing and maintained as such thereafter.

REASON: To safeguard the character and appearance of the conservation area.

- 6 Details of the location and design of any domestic oil or gas tanks required as part of the development hereby approved shall be submitted to, and approved in writing by, the local planning authority prior to development commencing. The development shall be carried out in accordance with the approved details.

REASON: To safeguard local amenities.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the buildings hereby approved shall be erected.

REASON: To enable the local planning authority to retain control over the enlargement of the buildings in the interests of the proper planning and amenity of the area.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no first floor windows or other openings shall be inserted in the southern gable elevation of plot 1 or on the end gable of plot 11.

REASON: In the interests of the privacy of the neighbouring properties.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any other Order revoking and re-enacting or amending that Order with or without modification), no fences, gates or walls or other means of enclosure shall be erected, or placed within the curtilage of any dwelling forward of any wall of that dwelling which fronts on to any road or driveway.

REASON: In the interests of visual amenity.

- 10 Details of any floodlighting/external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the use hereby permitted first commences or the buildings are first occupied whichever is the earliest date. Development shall be carried out in accordance with the approved details.

REASON: To safeguard local amenities.

11 The dwellings hereby permitted shall achieve level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to minimise the impact of the development on climate change.

12 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access road, driveways and roofs), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

13 There shall be no, direct or indirect, discharge of surface water to the public foul sewer.

REASON: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

14 Within three months of the date when the first new dwelling hereby approved is first occupied, all existing buildings on the site shall be demolished and the resulting materials removed from the site.

REASON: The retention of both the new and existing buildings on the site would not be in the interests of the proper planning of the area.

15 The development hereby permitted shall be carried out strictly in accordance with the bat mitigation strategy outlined in the Biodiversity Assessment carried out by Lindsay Carrington Ecological Services Ltd dated July 2010.

REASON: To safeguard protected wildlife species.

16 No development shall commence on site until details of an appropriate maintenance arrangement for the estate road have been submitted to and approved by the Local Planning Authority in writing, the maintenance arrangement to be in place prior to the occupation of the first of the dwellings hereby permitted.

REASON: To ensure that the road is laid out and constructed in a satisfactory manner.

17 No part of the development hereby permitted shall be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

18 No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 55 metres in both directions in accordance with the approved plans drawing titled Site Plan and numbered 090502-27C. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 0.9 metres above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

19 No part of the development hereby approved shall be first occupied until the parking areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. These areas shall be maintained and remain available for this use at all times thereafter.

**REASON:**

To ensure that adequate provision is made for parking within the site in the interests of highway safety.

20 No development other than the formation of a new access shall commence until the existing vehicular access to the garage, indicated on the drawing titled Site Plan and numbered 090502-27C, has been stopped up, its use permanently abandoned and the verge crossing reinstated in accordance with details which shall have been submitted to and approved in writing by the local planning authority. Such works shall be completed concurrently with the provision of the new access road hereby approved being first brought into use.

**REASON:**

In the interests of highway safety to avoid the visibility splay being obstructed.

21 **INFORMATIVE TO THE APPLICANT:**

There shall be no release of any Advance Payment Code payment or related bonds until the Highway Authority is satisfied that the road within the development has been suitably constructed and that an adequate Management Company has been secured for the maintenance of the road in perpetuity.

22 **INFORMATIVE TO THE APPLICANT:**

This planning permission does not derogate the legal implications of demolishing the bat roost in the existing farmhouse. Demolition of the building is still likely to result in the destruction of a roost and could result in the disturbance of individual bats if not timed to avoid the summer period; this could constitute a breach of the Regulation 41 in the absence of a derogation licence. It is the developer's own responsibility to ensure that work is carried out within the law.

23 **INFORMATIVE TO APPLICANT:**

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the \*\*\*\*\*.

24 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plans Ref. 090502-13B, 090502-14B, 090502-22A, 090502-23A, 090502-24B, 090502-25B and 161/001A all received 19 March 2010, 090502-26E and 2406/2B received 19 July 2010, 090502-21B received 21 July 2010 and 090502-27C received 9 August 2010.

**Appendices:** None

**Background Documents Used in the Preparation of this Report:** Application file and related papers; Policy documents.