

**Item No 12:-**

**14/05222/FUL (CT.1787/R)**

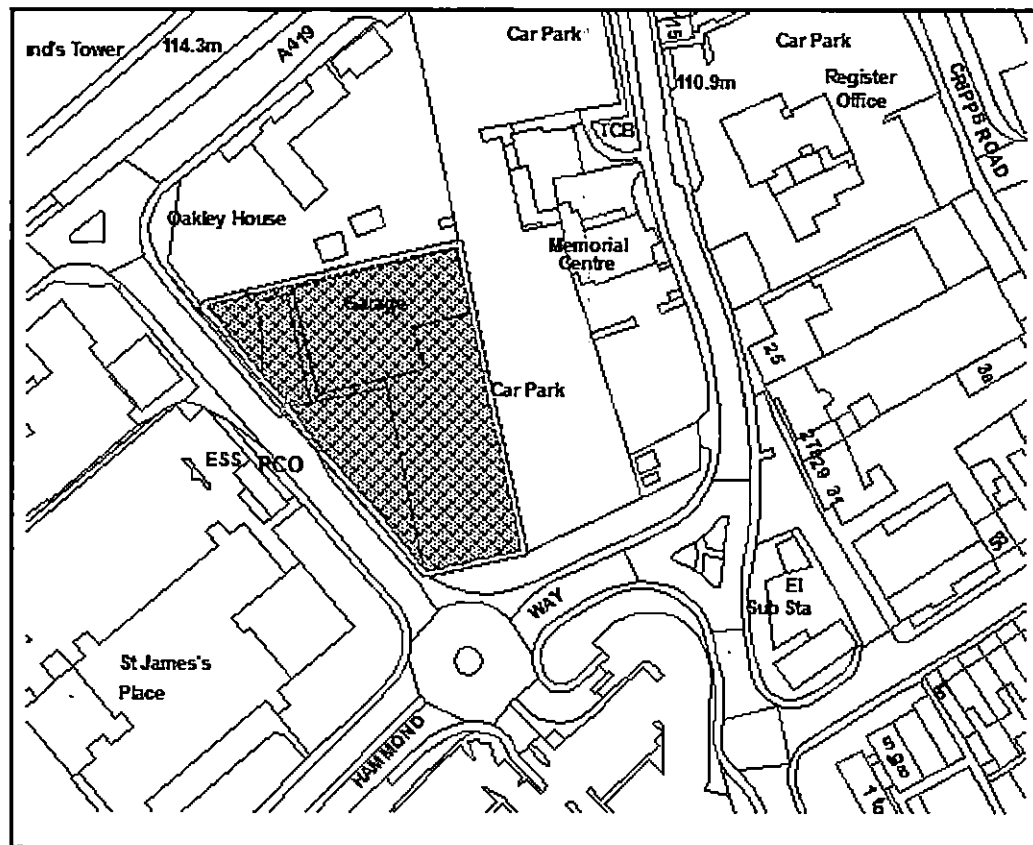
**T H White Ltd  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1US**

## Item No 12:-

**Demolition of existing garage and redevelopment of the site to form 34 Retirement Living apartments with communal facilities and associated car parking and landscaping at  
T H White Ltd  
Tetbury Road Cirencester**

<b>Full Application 14/05222/FUL (CT.1787/R)</b>	
Applicant:	McCarthy & Stone Retirement Lifestyles Ltd
Agent:	The Planning Bureau Ltd
Case Officer:	Mike Napper
Ward Member(s):	Councillor Ray Brassington
Committee Date:	8th July 2015

### Site Plan



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**RECOMMENDATION: DELEGATED PERMISSION** subject to the satisfaction of the Highways Officer and completion of a legal agreement in respect of i) financial contribution towards town centre improvements and ii) off-site Affordable Housing contribution

**Main Issues:**

- (a) The Principle of Residential Development
- (b) Impact on the setting of Listed Buildings, Conservation Area and Archaeology
- (c) Highways Issues
- (d) Other Issues

**Reasons for Referral:**

Part of the application site is owned by Cotswold District Council (CDC) and the Scheme of Delegation requires that all applications involving CDC land must be determined by Planning & Licensing Committee.

**1. Site Description:**

The site in question lies within the town's development boundary, having regard to the current Cotswold District Local Plan 2001 - 2011 (adopted 2006). The site lies outside of the town's Commercial Centre, as defined within the Local Plan. The site is also part of a specifically allocated larger area for mixed use redevelopment under Local Plan (LP) Policy CIR.3 (Sheep St "Island" site, Tetbury Rd/Hammond Way), which allocates it for a decked car park and mix of residential, office & leisure uses. The site lies at the corner of Sheep St and Hammond Way and is therefore in a visually prominent location. Hammond Way is on one of the main vehicular routes into the town centre. The "old" Tetbury Rd is also nearby, which is well-used by pedestrians.

The site lies within the Cirencester Town & Park Conservation Area, the boundary of which runs along the site's south-eastern frontage with Hammond Way. The Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The Council's 'Cirencester Town Centre Character Appraisal and Management Plan 2008' analyses the built environment and spatial qualities of this part of the Conservation Area, identifying unlisted buildings as positive, neutral or negative. The existing buildings on the site in question, related to its last use as a garage showroom, are identified as having a negative impact upon the Conservation Area.

There are nearby listed buildings, which include the Cirencester Memorial Centre (listed as Apsley Hall) and the Old Railway Station, which are both listed Grade II, and the Wall to Cirencester Park, which is Grade II\*. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving the setting of these buildings, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

There are also historic unlisted buildings and structures affected by the proposed development that, whilst forming part of the larger designated heritage asset of the Conservation Area, are also identified as non-designated heritage assets in their own right. These include the "spine wall" along the centre of the "Island Site", running on a north south axis. The wall is at least C19 in date and much of its masonry could indicate an even earlier date. The structure itself and the manner in which the wall divides the "island" is of significance to the historic development of Cirencester, the Conservation Area, and the setting of the listed buildings. There is also a section of historic boundary wall continuing to the southern edge of the T H White site. The brick wall to the north of the site is also of significance, as it is the setting of the unlisted Oakley House beyond.

The site is within an area of known archaeological sensitivity, although is not a Scheduled Ancient Monument.

**2. Relevant Planning History:**

CT.1892/B Erection of farm machinery sales and repairs workshop: Permitted 29.06.6.

CT.1892/N Alterations to existing south elevation and change of use of part of building to sales and servicing area for motor vehicles: Permitted 17.09.86.

CT.1892/T Demolition of existing showroom and offices, construction of new showroom, internal and external alterations: Permitted 03.10.01.

### **3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR18 Development within Development Boundaries  
 LPR05 Pollution and Safety  
 LPR09 Biodiversity, Geology and Geomorphology  
 LPR15 Conservation Areas  
 LPR21 Affordable Housing  
 LPR24 Employment Uses  
 LPR38 Accessibility to & within New Development  
 LPR39 Parking Provision  
 LPR42 Cotswold Design Code  
 LPR45 Landscaping in New Development  
 LPR46 Privacy & Gardens in Residential Development  
 CIR1 Traffic and Environment  
 CIR3 Sheep Street 'Island'  
 LPR25 Vitality & Viability of Settlements

### **4. Observations of Consultees:**

Highways Officer: Final comments currently awaited.

Environment Agency: No objection, subject to conditions regarding ground contamination.

Thames Water: No objection subject to condition regarding drainage/sewerage strategy.

Drainage Engineer: Not yet received.

Environmental Protection Officer: No objection, subject to conditions regarding ground contamination.

Environmental Health Officer: No objection, subject to conditions.

Housing Enabling Officer: views incorporated within Officer's Assessment.

English Heritage (now Heritage England): No comments to make, other than that an archaeological recording condition should be attached to any permission, and the application should be determined in accordance with national and local plan policies and on the basis of CDC's own specialist conservation advice.

Conservation Officer: Views incorporated within Officer's Assessment.

Biodiversity Officer: Views incorporated within Officer's Assessment.

### **5. View of Town/Parish Council:**

Cirencester Town Council: Support - there is a need for further pedestrian crossings in the area of the site, i.e. by Waitrose and another by Castle Street, as to gain access to the town, residents would need to walk all the way round to the Sheep Street crossing.

**6. Other Representations:****5 Third Party letters of Objection:**

- i) location is inappropriate with access off of what is effectively a roundabout;
- ii) the proposed contemporary design is inappropriate for Cirencester and particularly in this location next to the listed railway station building and vernacular buildings. The flat-roofed design approach should not be taken from the nearby St James's Place building, which is an office;
- iii) the submitted supporting information understates the difficulties and danger for people attempting to cross the road to and from the island site, especially for the elderly or disabled. A traffic light-controlled crossing is required;
- iv) a screen of new tree planting is required along the eastern edge of the site to protect the future residents of the proposed scheme from potential future development of the public car park;
- v) in the submitted documentation, the applicant has failed to consider the impact of the proposals upon the local heritage assets as required by the NPPF;
- vi) the proposals would be prejudicial to the future comprehensive redevelopment of the 'Island site' for mixed use in accordance with Local Plan Policy CIR.3;
- vii) the proposals make no provision for improvements to pedestrian access between the Leisure Centre and St James's Place developments and the town centre, as required by Local Plan Policy CIR.3, and would be prejudicial to any such provision in a future comprehensive redevelopment of the 'Island site'.

**1 Third Party letter making General Comments:**

- i) proposed on-site parking provision is inadequate.

**13 Third Party letters of Support:**

- i) there is currently a lack of housing in the town specifically for older people where there is good access to public transport, library, church, shops and other amenities;
- ii) there would be no harm to any neighbouring dwellings in this location;
- iii) future residents would feel integrated within the town;
- iv) broadly in favour of the scheme, but subject to improved pedestrian access across Hammond Way to the St James's Place side of the road and to Waitrose;
- v) broadly support, but traffic flow in the vicinity and in the town as a whole needs to be addressed;
- vi) the proposed design is good and in keeping with neighbouring buildings;
- vii) would be a good use of a 'brownfield' site;
- viii) proposed building design is good.

**7. Applicant's Supporting Information:**

- i) Bat Method Statement
- ii) Transport Statement
- iii) Archaeology
- iv) Foul and Surface Water Assessment
- v) Demolition Asbestos Survey
- vi) Financial Viability Assessment
- vii) Statement of Community Involvement
- viii) Contamination Appraisal Report
- ix) Design and Access Statement
- x) Verified Visual Montages
- xi) Site Noise Assessment

**8. Officer's Assessment:**

The proposals comprise the redevelopment of the site of the former TH White showroom a Use Class C3 (Dwelling houses) development for older persons of a minimum 60 years of age. The

proposals are for a total of 34 units (16 x 1-bed and 18 x 2-bed) in a three storey building fronting Hammond Way, with 31 car parking spaces, mobility scooter (with charging points), cycle spaces and communal outdoor amenity space. Vehicular access would be from an amended access to that currently serving the site via an undercroft to the proposed parking facilities. There would also be a separate pedestrian access from Hammond Way. The proposed building is of contemporary design incorporating a parapetted flat roof, with the predominant walling material being natural ashlar stone and some natural stone rubble. Window frames would be powder-coated aluminium. The height of the building would be approximately 10.00 m to the roof parapet at its highest point.

#### **(a) The Principle of Residential Development**

In terms of national policy, the National Planning Policy Framework (NPPF) commits the Government to the support of sustainable economic growth and to ensuring that the planning system operates to encourage such growth (para. 19). Paragraph 17 relates to the Government's Core Planning Principles and encourages the re-use of previously developed land provided that it is not of high environmental value. The same paragraph also includes the principle of conserving heritage assets in a manner appropriate to their significance. Section 2 addresses town centre development and refers to the importance of ensuring site availability for suitable town centre uses, including residential development, which it states has an important role in ensuring town vitality.

Section 6 deals with housing delivery with a presumption in favour of sustainable residential development. Although the Council can currently demonstrate a 5 year housing land supply (with buffer), this is not an upper limit and it is important that opportunities for sustainably-sited new housing development are nevertheless considered positively to ensure a continuous supply. Paragraph 50 refers to the need to deliver a wide choice of homes to create sustainable, inclusive and mixed communities (including for older people), reflecting local demand and identified affordable housing need.

Having regard to the Cotswold District Local Plan, Policy 18 (Development Within Development Boundaries) states, inter alia, that residential development will be permitted within Development Boundaries provided that the proposed number of dwellings is commensurate with the level of local facilities and infrastructure, and that the siting, appearance and scale of the development respects the traditional form, character and appearance of a settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings.

Site specific Policy CIR.3 (Sheep Street 'Island' Site, Tetbury Rd/Hammond Way, Cirencester) states as follows:-

"The site shown as Policy CIR.3 is allocated for a decked car park and a mix of residential, office and leisure uses, subject to the following criteria being met:

- (a) the design of the development retains and enhances the setting of Oakley House, the former railway station building, and Apsley Hall;
- (b) the car park is located and designed to make best use of the change of levels within the site and minimises the visual impact of its bulk;
- (c) an attractive pedestrian link is provided to the town centre, to be open for use by the general public at all times; and
- (d) an appropriate financial or in-kind contribution shall have been secured towards the implementation of traffic measures, including public transport, and towards environmental improvements in the town centre."

In the context of the NPPF regarding housing supply and site specific Local Plan policies 18 and CIR.3, the principle of residential development of the site is considered acceptable and would accord with the Government's objectives for the encouragement of sustainable economic growth. Site-specific Policy CIR.3 refers to the potential of some residential development as part of the re-development of 'the Island' site. Given the other objectives within the policy, it is important that

any residential development does not compromise the remainder (approx. 75%) of overall site allocation for those other uses that would also benefit the town centre. There are currently no comprehensive redevelopment proposals for the whole of the site and therefore it is predictable that proposals will be submitted in a more piecemeal fashion, which it is necessary to consider on their own individual policy merits. In fact, the supporting text of the policy states that "The exact mix of uses to be developed will depend on market conditions and demand at the time of redevelopment. It may take place in phases, each delivering a different use or combination of the uses, in the overall mix for the site". In this instance, as the current application site is physically well-contained (by heritage assets, particularly the 'spine' wall) from the remainder of the 'island', it is unlikely that the non-residential objectives of Policy CIR.3 would become undeliverable if the current application is permitted. The issues in respect of design and highways issues will be addressed later in this report.

Paragraph 50 of the NPPF states that, where the Council has identified an affordable housing need, the need should be met on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified. Local Plan Policy 21 (Affordable Housing) states that a proportion of affordable housing will be sought as part of any development in Cirencester of 10 dwellings or more (or on sites larger than 0.3 ha). Where the local need is demonstrated and subject to overall viability, up to 50% will be sought. As a residential scheme, the proposed development would be subject to policies regarding the provision of affordable housing. Due to demonstrated housing need in the town, the Council would seek 50% provision for older people. The applicant has submitted a viability assessment, which proposes an off-site financial contribution as the most appropriate way of addressing the need in this instance (i.e. given the managed nature of the development, it would be difficult and potentially detrimental to sub-divide the site to provide the two separate types of tenure). As it is the District's principal urban area, Cirencester is the settlement most likely to provide opportunities for the expenditure of an off-site contribution. In these case, therefore, officers have no objection to an off-site contribution, although the final contribution figure is still under negotiation at the time of writing this report, although it is expected that negotiations will have been completed by the date of the Committee Meeting.

In consultation with Cirencester Town Council, a financial contribution of £25k has also been negotiated for the town centre improvement scheme, which officers are satisfied meet the tests of the NPPF, having regard to criterion d) of Policy CIR.3.

#### **(b) Impact on the setting of Listed Buildings, Conservation Area and Archaeology**

The application site is in a very prominent location, being visible in public views from Hammond Way, the Old Tetbury Road and Sheep Street, and has a number of heritage constraints as described earlier in this report. The redevelopment of the site therefore requires careful consideration to ensure an appropriately sympathetic scheme.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Section 12 directs that local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets.

Paragraph 128 states that "Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting.

Paragraph 133 states that where a proposed development will lead to substantial harm, applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits. Paragraph 134 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Plan Policy 15 (Conservation Areas) states that development must preserve or enhance the character or appearance of the area as a whole, or any part. It states that development may be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It states that development will be permitted unless: it involves the demolition of a building that makes a positive contribution; new buildings that are out-of-keeping with the special character or appearance of the area in general or a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

Policy 42 (Cotswold Design Code) requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The CA3: Cirencester Town Centre Character Appraisal and Management Plan 2008 analyses the built environment and spatial qualities of this part of the Conservation Area, identifying the unlisted buildings affected as positive, neutral or negative. The site in question in its current form is identified as having a negative impact upon the Conservation Area. The issues identified in the vicinity of Sheep Street and the 'Island Site' include: the dominance of traffic and parking with associated hazards for pedestrians; the lack of proper context for buildings of special character; visual clutter in the streetscape; use of artificial walling products for boundaries; and loss of boundary walls with a lack of definition and enclosure to spaces. The Management Plan policy for new development includes: respecting historic plots and building lines; employing appropriate natural materials reflecting those in the vicinity; respecting the scale, roofscape, modulation, proportion of solid to void, and massing of existing and historic buildings; and creating active frontage to all publicly visible elevations.

Subject to the heritage constraints identified above, and appropriate footprint, scaling and design, there are no objections in principle to the development of this site. There is the potential here for townscape enhancement, as the former T.H. White buildings are of no architectural, heritage or townscape merit. Indeed they are identified as negative buildings within the CA3: Cirencester Town Centre document. There are clear public views of the existing buildings from several points within the Conservation Area that exacerbate their negative impact, including from Sheep Street and, of course, from the well-used Waitrose superstore.

In terms of the architectural approach taken by the applicant, officers have no objection to a high quality contemporary design in this location. The streetscene precedent has already been established by the St James's Place (SJP) offices opposite the current application site, which officers consider to be very successful and demonstrate that contemporary design of sufficient quality can add to the visual interest of appropriate parts of the town, having regard to Local Plan Policy 42. The construction of the second phase of the SJP development of a similar design approach, scale and quality is now underway. Officers feel that the quality of the overall design detailing and materials of the currently proposed scheme at the former T.H. White site would reinforce the quality and character of the existing streetscene.

Officers have, nevertheless, been keen to ensure that that scale and massing of the building would complement the streetscene and would thereby preserve or enhance that part of the Conservation Area and the setting of the listed buildings. Following negotiations, the originally submitted design has been reduced in height by the replacement of the four storey element to



three throughout and, as a result, gives articulation in height and a response to existing ground levels, most importantly in prominent views from the south. This part of the building is now less dominant in the locality and more appropriate to scaling within the heritage context. The treatment of the southern end of the building, architecturally, with stronger expressed framing to provide interest, is also felt to be an improvement. To compensate for loss of accommodation in reducing the number of storeys, a new linking rear range has been included. The reception element of the building therefore no longer drops to single storey through its depth. The first and second floors, however, are deeply recessed, and the device of the single storey link to the front is still considered to provide beneficial articulation to reduce the perception of an unbroken building line. Concerns were also initially raised by officers regarding a predominant horizontal emphasis and lack of modulation in the northern range. Following amendments, there is now a central recess and framing of the panels of fenestration that provides additional and beneficial verticality. As a result of the current amendments, the massing of the building, and its general design and contemporary architectural approach are all now considered to be acceptable.

In conclusion, it is considered that the proposed scheme would preserve the character and appearance of the Conservation Area, and the setting of the nearby listed buildings, in accordance with Sections 72(1) and 66(1) of the 1990 Act. The significance of these designated heritage assets will in my view be sustained, in accordance with Section 12 of the NPPF. The requirements of Policies 15, 18 and 42 of the Local Plan are also judged to be met. In response to Third Party criticism that insufficient information has been submitted in respect of the potential impact of the development upon heritage assets, officers are content that, in this instance, an appropriate and proportionate level of information has been provided to allow a proper assessment of the impacts to be undertaken in accordance with the requirements of the NPPF. To assist in this matter, English Heritage (now Heritage England) were also consulted and raised no objection, including in respect of the level of information provided with the submission.

In terms of archaeological impact, the County Archaeologist advises that the application site is archaeologically sensitive as it is located on the periphery of Cirencester's Roman town, and in an area utilised as a cemetery during the Roman period. Investigation of the nearby former Bridges Garage has revealed numerous Roman burials and cremations laid out on the margin of the line of the Fosse Way (the modern Tetbury Road). The application site is also located on the road margin, although set a little further back from the road frontage.

The application is supported by reports on an archaeological desk-based assessment and a report on an archaeological field evaluation. Having assessed the information provided, no objection is raised in principle to the proposed development and the results of the investigations to date, but it is recommended that archaeological monitoring of the ground works required for this development is undertaken, so that any significant archaeological remains revealed during construction may be recorded.

### **(c) Highways Issues**

Paragraph 32 of the NPPF states that planning decisions should take account of the need to assess individual development proposals in terms of opportunities for sustainable transport modes, to ensure safe and suitable access for all people to the site, and for the consideration of cost-effective improvements within the transport network. It goes on to state, however, that development should only be refused on transport grounds where cumulative impacts of development are severe. Local Plan policies 38 and 39 require all developments to provide safe and sustainable access, and to provide an appropriate level of on-site parking provision.

The application site is accessible by pedestrians to the town's commercial centre and other services and facilities and, as such, is a sustainable location for new residential development. It is nevertheless important to ensure that the routes between the site and the local supermarket (Waitrose) and bus stops have adequate pedestrian provision, particularly having regard to the potential mobility limitations of some residents of the development. In order to further improve sustainability, a financial contribution is requested to provide seating at the nearby Hammond Way (Waitrose) bus stop the use of which is likely to be increased as a result of the

development. The Highways Officer considers there to be reasonable pedestrian connection between the site and the town centre facilities to the east. Consequently, it is considered unreasonable to seek improved pedestrian links having regard to criterion c) of Policy CIR.3. Additionally, it would be impractical to provide public access into the (private) development at this time in the absence of a cohesive and deliverable scheme for the remainder of the allocated policy area.

Having considered the applicant's Transport Statement, the Highways Officer is content that there would be no materially harmful increase in the capacity of traffic on Hammond Way as a result of the proposed development, including when compared to the last use of the site and the nature of the proposed occupancy. Similarly, the details of the proposed vehicular access to the development are considered to be acceptable in terms of highway safety. The proposed on-site parking provision is in excess of current guidance. An outstanding issue remains in respect of ensuring appropriate parking and manoeuvring facilities for waste collection vehicles and this is expected to be resolved before the Committee Meeting with relevant conditions from the Highways Officer.

#### **(e) Other Issues**

Due to the fact that the site has a planning history of vehicle servicing and is close to the sidings of the adjacent former railway station, there is a possibility of land contamination, which would need to be resolved in any redevelopment of the site, having regard to Local Plan Policy 5. Whilst some investigation has been undertaken by the applicant at the pre-application stage, further investigation works will be required, although the Environmental Protection Officer is satisfied that such works can be undertaken via conditions, as recommended at the end of this report, and consequently no objections are raised.

All of the relevant statutory undertakers have been consulted in respect of potential impact upon drainage infrastructure, none of whom have raised objections, subject to the conditions recommended within this report.

Having regard to Local Plan Policy 9 and section 11 of the NPPF, no evidence of bats or other ecological interest has been found within the buildings to be demolished, but officers consider that there is an opportunity for some provision on site to potentially enhance biodiversity. As such, a condition is recommended to ensure that the proposed enhancements for bats are completed in accordance with the proposed planting plan.

#### **9. Conclusion:**

Following the outcome of negotiations, officers are now satisfied that the both the principle and detail of the proposed development are acceptable, having regard to all of the relevant policies previously quoted in this report, subject to the final outstanding consultation responses and the completion of the associated S106 legal agreement. Additional conditions as a result of the outstanding consultations may need to be added and officers will provide an update to Members in respect of progress in these matters at the Committee Meeting.

#### **10. Proposed conditions:**

The development shall be started by 3 years from the date of this decision notice.

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

The development hereby approved shall be implemented in accordance with the following drawing number(s): .

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the submission of the findings which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Reason:** To ensure that items of archaeological interest are properly recorded in accordance with the provisions of the NPPF. Such items would potentially be lost if development was commenced prior to the implementation of a programme of archaeological work. It is therefore important that such a programme is agreed prior to the commencement of development.

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

**Reason:** To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community, in accordance with Cotswold Local Plan Policy 5 and the provisions of the NPPF.

Prior to the first occupation of the development hereby approved, measures to protect the occupiers of the development from road noise shall be completed fully in accordance with details that have first been approved in writing by the Local Planning Authority and those measures shall be permanently retained in accordance with the approved details thereafter.

**Reason:** To protect people within the development from noise in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.

Demolition or construction works shall only be undertaken between the hours of 0730-1800 on weekdays and 0800-1400 on Saturdays, and at no time on Sundays or Bank Holidays.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.

The cumulative level of noise emitted by plant and machinery from the site during demolition and construction shall not exceed 35dB LAeq at time, as measured at the boundary of the site with the nearest sensitive receptor.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.

Before the development commences a Dust Action Plan shall be submitted to and agreed in writing by their local planning authority which specifies the provisions for the control of dust on site.

**Reason:** To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy 5 and the National Planning Policy Framework.

No development approved by this planning permission shall be commenced until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall consider any contamination on the site, whether or not it originates on the site. Moreover, it shall include:

- (i) A 'desk study' report documenting the site history, environmental setting and character, related to an initial conceptual model of potential pollutant linkages;
- (ii) A site investigation, establishing the ground conditions of the site, a survey of the extent, scale and nature of contamination;
- (iii) A 'developed conceptual model' of the potential pollutant linkages with an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems.

**Reason:** To ensure any contamination of the site is identified and appropriately remediated, in accordance with Cotswold District Local Plan Policy 5 and Section 11 of the NPPF. It is important that details are agreed prior to the commencement of development as any groundworks could cause contamination or a risk to human health or the environment.

No development approved by this planning permission shall be commenced until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

**Reason:** To ensure any contamination of the site is identified and appropriately remediated, in accordance with Cotswold District Local Plan Policy 5 and Section 11 of the NPPF. It is important that details are agreed prior to the commencement of development as any groundworks could cause contamination or a risk to human health or the environment.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination. An assessment must be undertaken in accordance with the requirements of Condition 9, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition 10. The measures in the approved remediation scheme shall then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, written confirmation that all works were completed shall be submitted to and approved in writing by the Local Planning Authority in accordance with Condition 10.

**Reason:** To ensure any contamination of the site is identified and appropriately remediated, in accordance with Cotswold District Local Plan Policy 5 and Section 11 of the NPPF. It is important that details are agreed prior to the commencement of development as any groundworks could cause contamination or a risk to human health or the environment.

All development work shall be carried out in accordance with the updated Bat Method Statement (Environmental Services as submitted February 2015) and as per the proposed planting plan drawing no. 1628-3001. All proposed mitigation and enhancements must be completed before the apartments are first brought into use and permanently maintained thereafter.

**Reason:** To ensure that bats and their habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, In line with the National Planning Policy Framework (in particular section 11), Cotswold District Local Plan Policy 9 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

**Reason:** To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

**Reason:** To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling (including non-stonework cladding, fibre cement panels and louvres with final finishes) and roofing material shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, sample panels of ashlar and rubble stone walling of at least one metre square in size, showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar, have been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panels. The panels shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panels on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

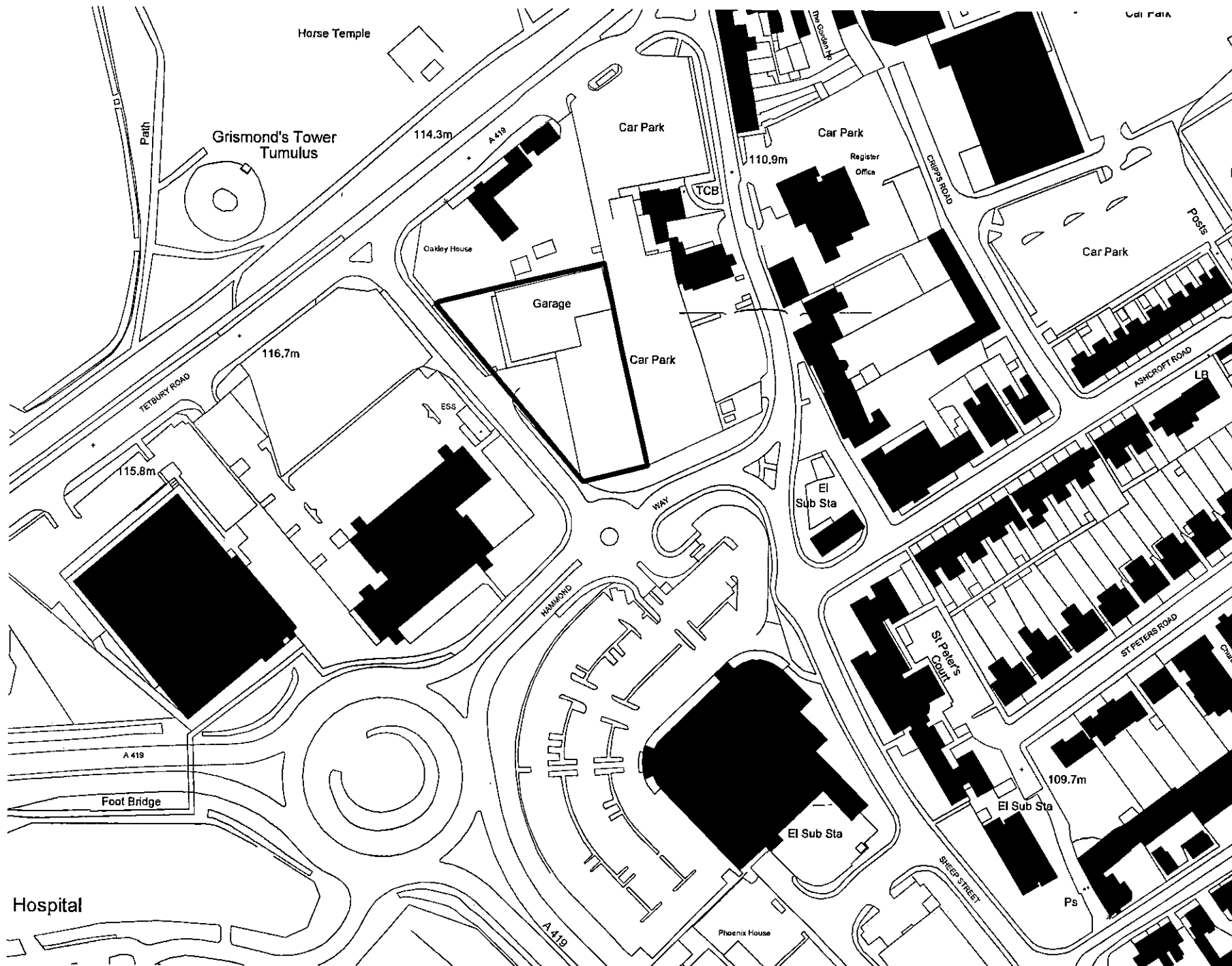
External doors and window frames shall be finished in a colour(s) to be first submitted to and approved in writing by the Local Planning Authority prior to their installation and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.

No IN shall be installed/inserted/constructed in the development hereby approved until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 15 and 42 and the provisions of the NPPF.



Revisions

312

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AT

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Scale:  
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Date  
25.11.2014

Drawn by: EG  
Checked by: NA

Project Title  
Apartment Blocks, Cirencester

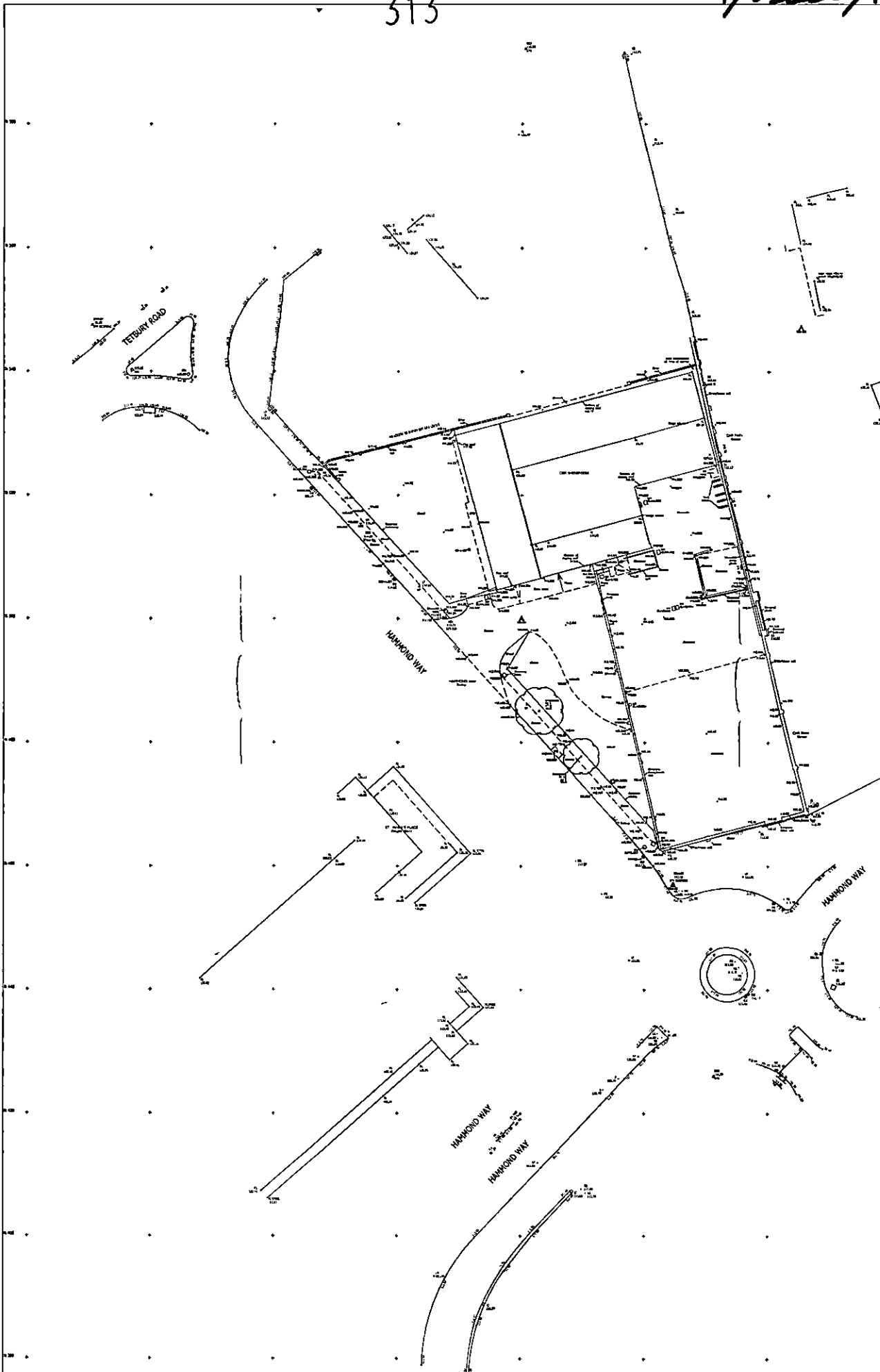
Document Title  
Site Location Plan

Status  
Planning

Drawing Number: 14042(AP)00.05  
Revision: P2

*14/05222/RU.*

**SITE LOCATION PLAN.**



**LEGEND**

... (Detailed legend text describing symbols for roads, boundaries, and other features) ...

**Scale**

0 50 100 150 200

**Notes**

The Survey and Plan of all details shown here are correct as shown on 11th June 2014, and any subsequent amendments shall be made to this Plan in accordance with the provisions of all Acts and Regulations relating to the Land Use of the City of Cork.

**Sheet List**

ES-1

ES-2

**Baypoint** Land Survey, Site Setting Out, 3D Laser Scanning, Photogrammetry & Drone Surveys

**McCarthy and Stone**

Geographical Survey





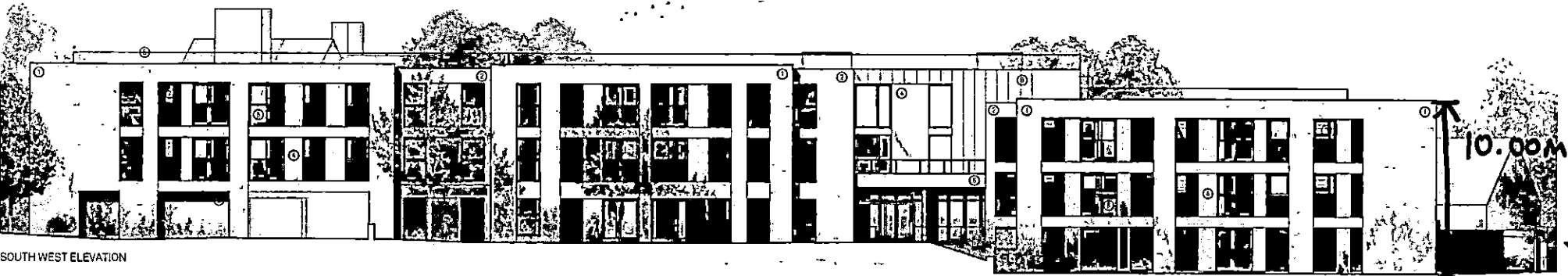
SOUTH EAST ELEVATION

PROPOSED (SE) SIDE ELEVATION.

KEY

- ① ALSHAR STONE  
Fluan pointing
- ② ROUGH MASONRY  
tumbled brick with recessed pointing
- ③ PPC ALUMINIUM WINDOWS  
colour grey
- ④ Self Finished FIBRE CEMENT BOARDS  
colour grey
- ⑤ PPC METAL  
fascia & metal work colour grey
- ⑥ GLASS BALUSTRADE  
safety glass balustrade
- ⑦ Properly fine layered primary screen PCC  
aluminum to match in-floor system
- ⑧ Handworked sanding beam  
colored metal cladding grey

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SOUTH WEST ELEVATION

PROPOSED SW (FRONT) ELEVATION.

18/05222/FUL

PROJECT

Not drawing to scale, is a photograph of the proposed building. It is not intended to be used for construction purposes. It is a photograph of the proposed building. It is not intended to be used for construction purposes.

revision for construction  
muh@protonmail.com  
+44 2014 26 82151

©: given by  
MD  
checked by  
NA, MW

date  
04/01/2015  
scale 1:1  
1:100

project title  
Apartment Blocks Cranston  
document title  
Elevations

status  
preliminary  
drawing number  
SIV-1999-04-AC-14042.03.12

stage  
DA  
revised  
A

REF  
FO  
MAT

KEY

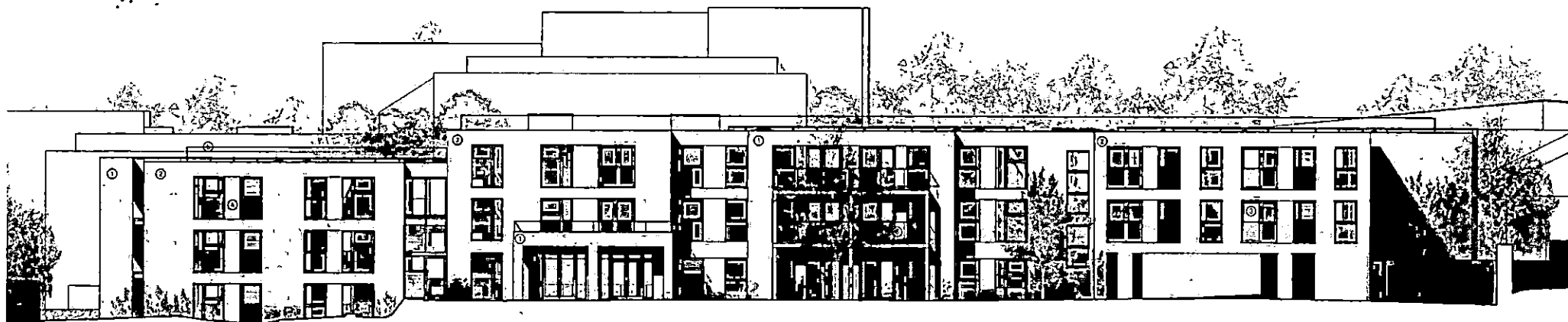
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Flush pointing
- ② ROUGH MASONRY  
tumbled brick with recessed pointing
- ③ PPC ALUMINUM WINDOWS  
colour grey
- ④ Self Finished FIBRE CEMENT DOORS  
colour grey
- ⑤ PPC METAL  
facia & metal work colour grey
- ⑥ GLASS BALUSTRADE  
safety glass balustrade
- ⑦ Floor to ceiling covered privacy screen PCC  
aluminum top metal window system
- ⑧ Handworked standing seam  
coloured metal cladding grey



NORTH WEST ELEVATION

PROPOSED NW (SIDE) ELEVATION.

315



NORTH EAST ELEVATION

PROPOSED NE (REAR) ELEVATION.

14/05/2012/AVL

REV 0000  
A 14/05/2012

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Drawn By  
NA, MW

Date  
06/03/2013

Project Title  
Apartment Block 4 Citycenter

Stage  
Preliminary

Drawing Number  
01-1000-04-02-140-2A011

Stage  
DA  
Revision  
A

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drawn by MD  
checked by NA, MW  
scale at A3

document title  
Sections 4

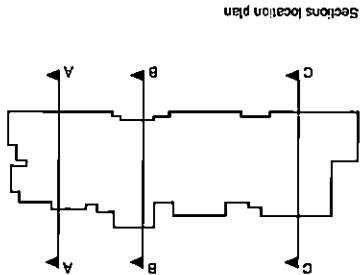
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Apartment Blocks Cirencester

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stage 04  
revision A

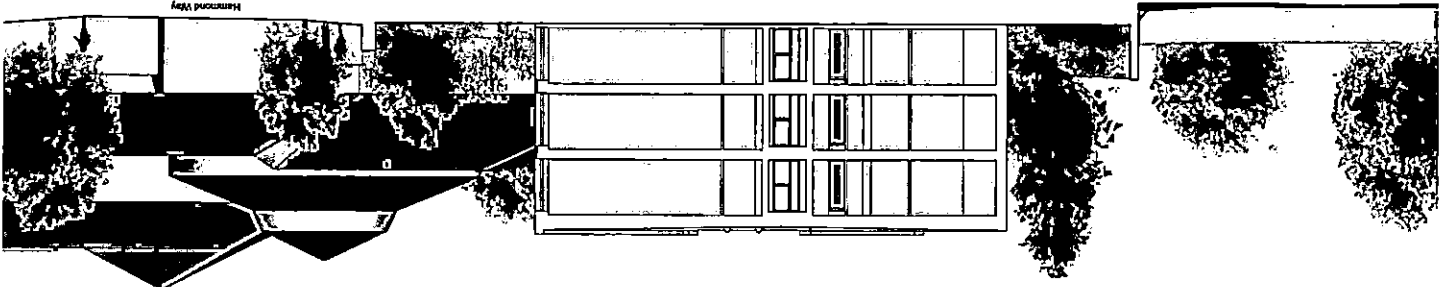
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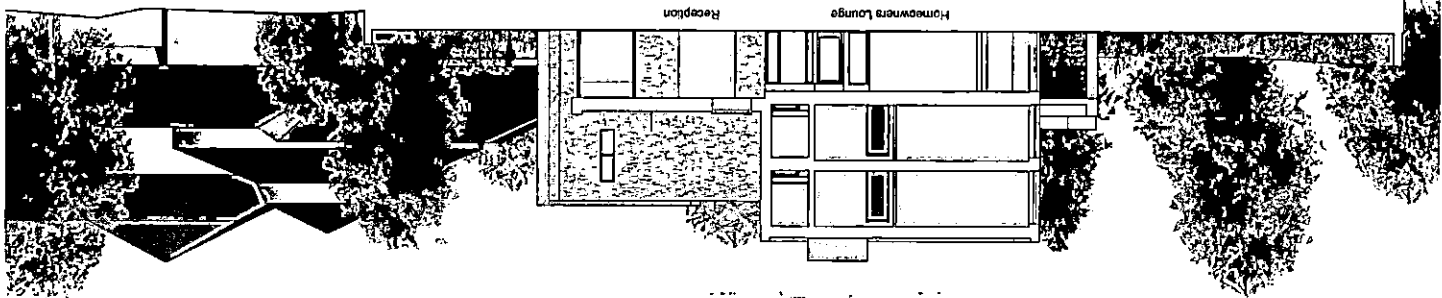


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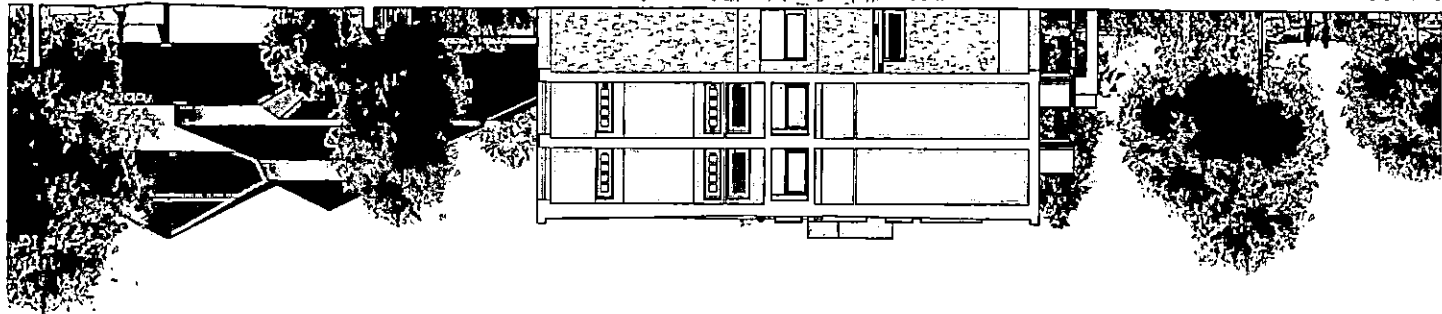
Section A-A



Section B-B



Section C-C

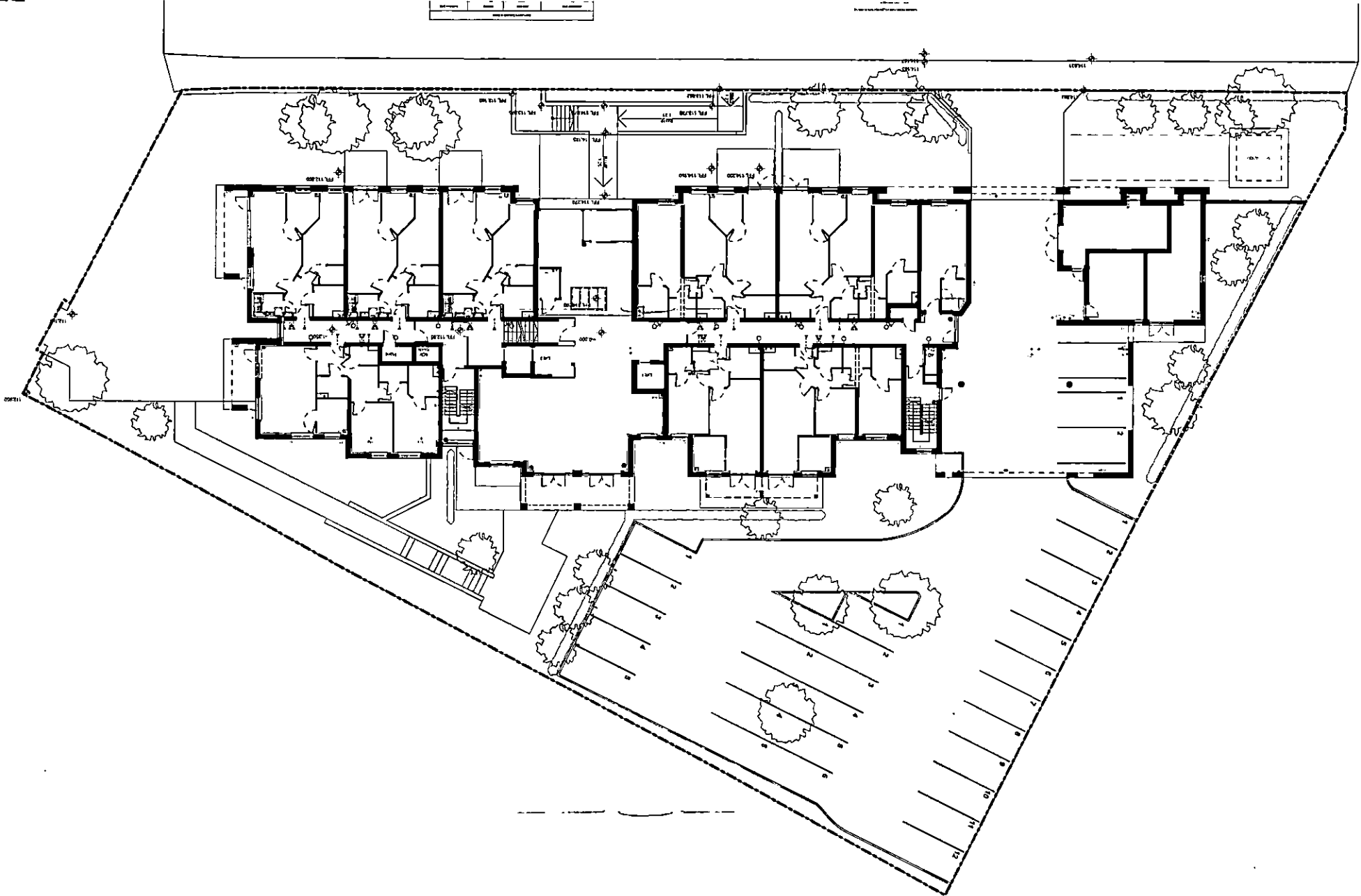
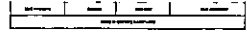


14/02/2015

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 E - 27/25/2016 Final Proposal and Land Graded Landscape and Site Plan

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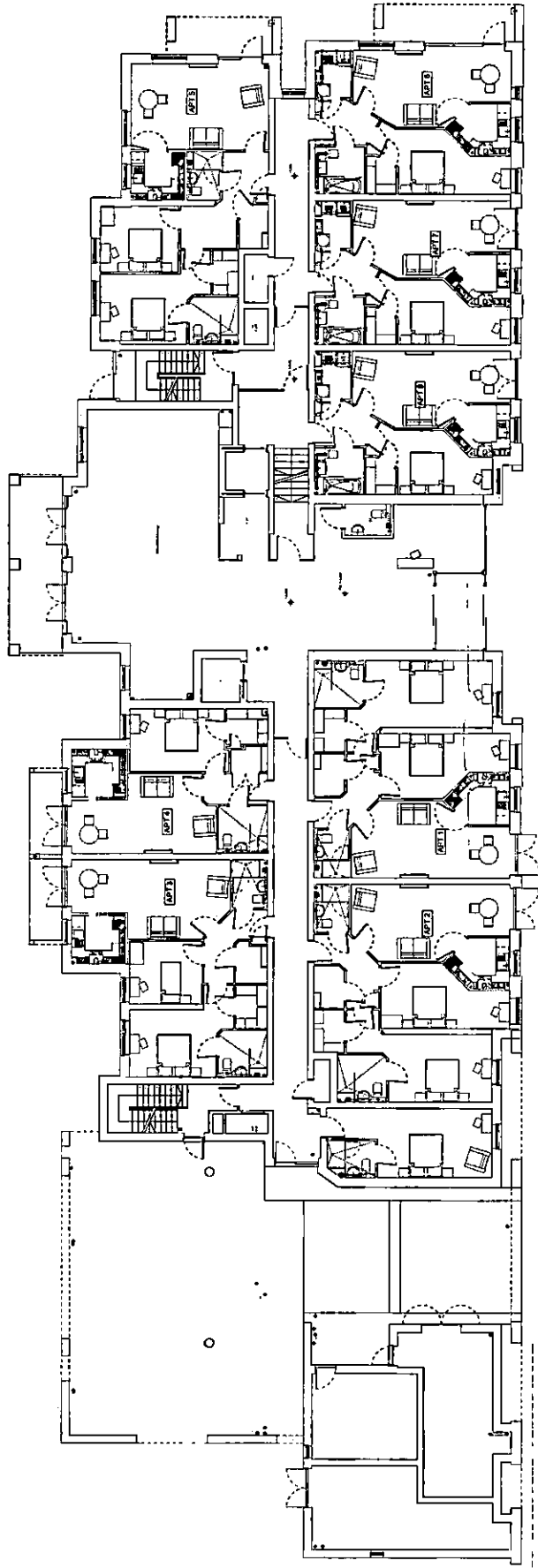
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 CHECKED BY: [Name]  
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14722250/41

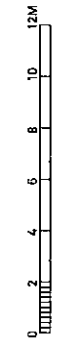
317

FO  
 MAT  
 RPT



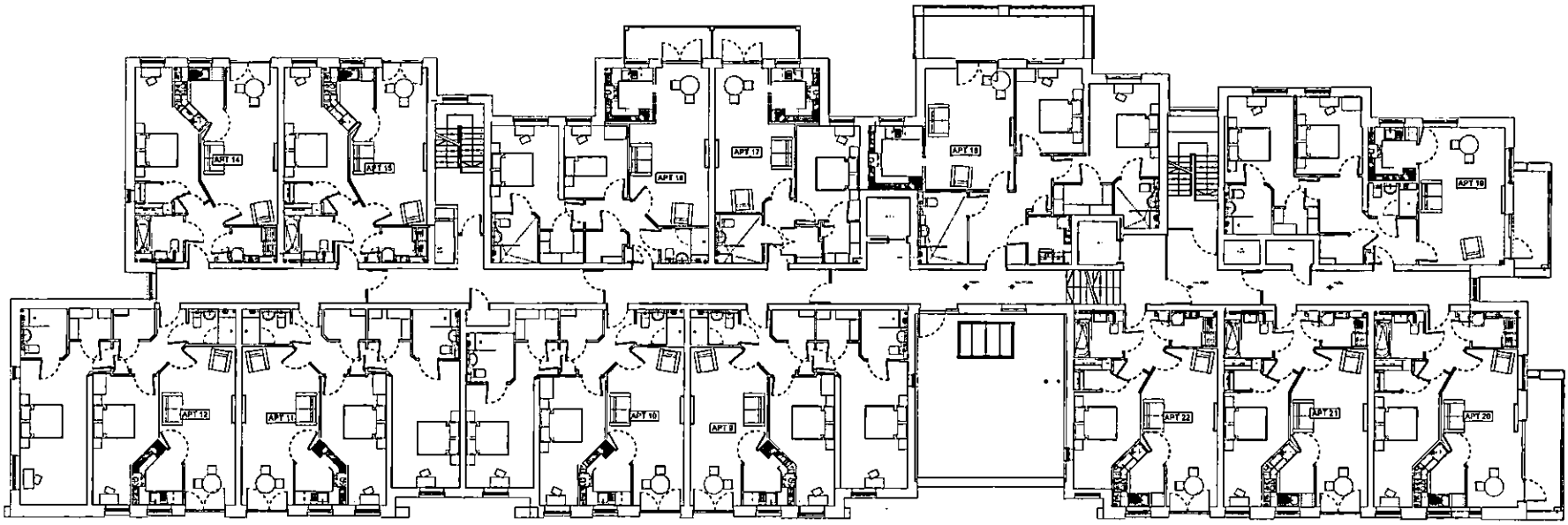
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Project No. 14/05222/FUA  
 Date 05/08/2015  
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 Checked by N.A./M.V.  
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 Status Preliminary  
 Client's Number SA-19924-AC-1403.10.21  
 Revision C

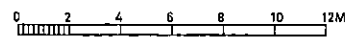


319

14/05212/FUL.



# PROPOSED FIRST FLOOR.



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MA, MW

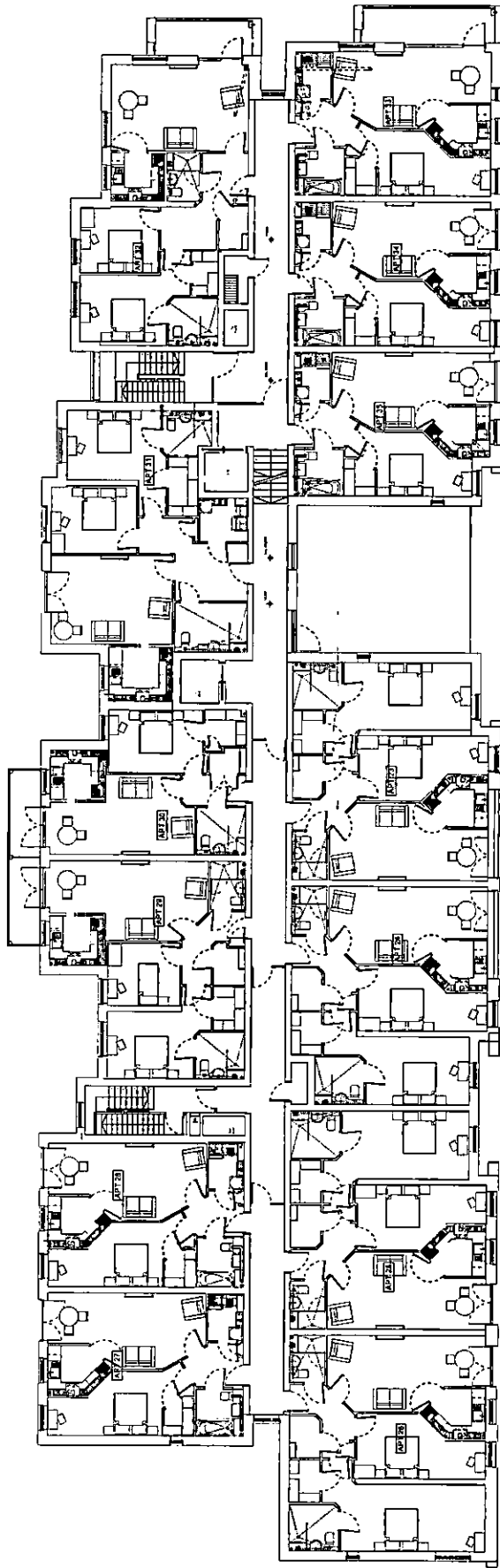
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Project Title  
Apartment Block - Draxchester  
Document Title  
First Floor Plan A

Status  
Preliminary  
Drawing Number  
Siv-1909-04-AC-1404.1.10.22

Stage  
04  
Revision  
C

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PROPOSED SECOND FLOOR.

DATE  
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REV. NO.  
E

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PROPORTION  
DRAWING NUMBER  
311-1000-04C-14.2.1023

PROJECT TITLE  
FARMINGTON BACKS CORPUSCULAR  
DOCUMENT TITLE  
SECOND FLOOR PLAN A

DATE  
01/06/70  
SCALE AS SH.  
1:100

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M  
CHECKED BY  
M, W

PROJECT NO.  
311-1000-04C-14.2.1023

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