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**2016/0924**

**Applicant:** Mr Jeremy Sykes C/o Miss Katie Daniels (BMBC)

**Description:** Reserved matters application including details of access, appearance, landscaping, layout and scale in relation to the construction of a new public library (Phase 1) of outline application 2015/0549.

**Site Address:** Barnsley Markets and adjoining land, Cheapside, Barnsley

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### **Site Location and Description**

The site fronts onto May Day Green at the heart of the retail core of the Town Centre. Eldon Street is located to the north and Cheapside to the south, it backs onto Burlington Arcade to the rear. The new temporary market structure is located directly opposite, beyond which is the transport interchange.

The site is currently occupied by a series of shop units which comprise of retail at ground floor with storage above. They are flat roofed structures clad in brown brush hammered concrete which is identical to that of the Metropolitan Centre.

### **Proposed Development**

The application has been submitted as phase 1 of Reserved Matters to the approved outline application 2015/0549. The outline application covers the broad masterplan for the comprehensive redevelopment of the town centre across several strategic sites, it established the following new development:

- Up to 12,000sqm of refurbished retail / market floorspace (Metropolitan Centre) - to re-anchor Barnsley as a Market Town
- Up to 30,500sqm of new retail / food and drink (Use classes A1, A3, A4)
- Up to 4,500sqm of cinema (Use Class D2)
- A 3,000sqm public Library (Use Class D1)
- New public open space / public realm
- Closure of Jumble Lane railway crossing in lieu of a new pedestrian footbridge across the railway towards the approved CEAG surface car park.
- Associated access roads, parking and servicing arrangements

This application relates to the development of the Public Library only, this will form the principle public/civic building within the overall regeneration proposals and will replace the existing (temporary) library service that is located at Wellington House.

The proposals comprise of a contemporary 4 storey building that will be located on what will become the western edge and backdrop of the town's new Market Square. The building will be principally constructed from a honey tone aluminium curtain wall that will support large sections of glazing. A total of 2831m<sup>2</sup> of multi-functional space will be accommodated across the 4 floors to support dedicated library services. This will include:

- Dedicated Adult/Children's sections
- Quiet Study/Meeting area
- IT facilities/training room
- Demonstration/exhibition areas

- Staff accommodation and Welfare facilities
- Functional Roof Terrace
- Dedicated Café which can accommodate 285 covers

The library will be designed to be the beacon of the town, the transparent glazed skin will emit light to illuminate the new public Town Square. It will have an enhanced IT suite and the building's low energy use will cost less to run and the usable roof terrace will offer excellent opportunities for functions and events.

## **Policy Context**

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

### Core Strategy

CSP 1 Climate Change  
 CSP 3 Sustainable Drainage Systems  
 CSP4 Flood Risk  
 CSP5 Including Renewable Energy in Developments  
 CSP8 The Location of Growth  
 CSP25 New Development and Sustainable Travel  
 CSP26 New Development and Highway Improvement  
 CSP 27 Parking Strategy  
 CSP29 Design  
 CSP30 The Historic Environment  
 CSP31 Town Centres  
 CSP39 Contaminated Land  
 CSP40 Pollution Control and Protection  
 CSP43 Educational Facilities and Community Uses

### Saved UDP Policies

S1 'Shopping/Commercial Centres'  
 TC1 – 'Development of the Defined Central Shopping Area'  
 TC20 – Design and Materials'  
 SPDs/SPGs

## Emerging Local Plan

Proposed allocation: Town Centre  
Town centre area action plan policies:  
BT13  
AAP3 – Public Spaces

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Chapter 1 Building a strong, competitive economy  
Chapter 2 Ensuring the vitality of town centres  
Chapter 4 Promoting sustainable travel  
Chapter 7 Requiring good design  
Chapter 10 Meeting the challenge of climate change  
Chapter 12 Conserving and enhancing the historic environment

## **Consultations**

Civic Trust – Supportive of the proposals for the new town centre library to replace poor quality buildings on the site with an innovative landmark building marking the initial phase of the new public square. The Trust believes the siting of the new library in a more central location will provide easier access for library and customer service users.

Coal Authority – No objections but raise awareness to the need for appropriate site investigation works being undertaken prior to the commencement of development.

Conservation Officer – No objections subject to the samples of the material being provided.

Contaminated Land Officer – No objections subject to recommended conditions.

Design officer – No objections, the library will form an essential element to the wider regeneration objectives of the town centre.

Drainage – No objections subject to recommend conditions.

Environment Agency – Have reviewed two designs to address the culverted watercourse (Sough Dyke) Provided no loading is placed on the culvert both proposals are acceptable in principle and we would have no objection to the development.

Environmental Health – No objections subject to recommended conditions.

Highways – No objections, the site is located in a highly sustainable central location that is readily accessible to public transport.

SYLTE – No comments.

SYPALO – All doors and windows and curtain walling should be to PAS 24: 2016 the required standards for Secured by Design. The lighting scheme for the building should be to BS 5489 and it is strongly recommended LED both for its longevity and for its similarity to sunlight therefore giving a better brighter feel to the night time street scene. These initiatives should in turn lead to greater public confidence, witness perception, safety etc.

SYMAS – No objections.

Waste Management – No objections.

Yorkshire Water – No objections

## **Representations**

The application has been advertised by the display of several sites notices, a press notice and premises which share a boundary to the site have been consulted directly in writing. No letters of representation have been received.

Since the initial conception of the Better Barnsley scheme there has been an established approach to communication and consultation with the commercial partners and the general public. This has been running in conjunction to both the original Outline Planning Consent and the current Reserved Matters.

The strategy has endorsed a wide range of activities to engage with the community and stakeholders in the project, whilst not exhaustive this has included:

### ***Better Barnsley Shop***

A dedicated 'drop in' shop for the project is situated in the centre of Barnsley. It displays all the plans and proposals for the redevelopment and provides the opportunity for members of the public to give feedback and ask questions. The shop is staffed by the town centre ambassadors who are able to answer queries and provide information. The shop is also used as a space to hold workshops and events relating to the scheme. All the feedback from the drop in shop is collated by the project team to inform the development of the project.

### ***Website***

There is a dedicated web page for town centre development (Better Barnsley), with regularly updated information and links to the weekly newsletter. Opportunities for consultation are promoted here.

### ***Newsletter***

A weekly electronic 'Better Barnsley' newsletter is published and the link to it shared with local media (currently on its no.111 issue). The Newsletter has a circulation of 1000+ readers who are predominantly local residents and businesses. The newsletter provides an update on the progress of the project, the team involved and events and activities taking place in the town centre. Printed copies of the newsletter are displayed in the Better Barnsley shop.

### ***Social media***

Regular updates and news items are shared via the council's Facebook and Twitter accounts. Any comments are shared with the development team. The project specific Twitter Page has 1230 followers; it is updated on a daily basis to keep people informed of the latest news about the project.

### **Targeted events**

Regular meetings, presentations and workshops have been held with the consultees and stakeholders. A series of town centre walkabouts have also taken place to give people the opportunity to discuss existing issues in the town centre and to gain a better understanding of the redevelopment proposals and how they integrate into the town. All the feedback from these targeted events is utilised by the project and design teams to inform the development of the project.

### **Consultation Feedback and conclusion**

The public and stakeholder consultation undertaken to date has proved invaluable to the project delivery team.

The feedback provided to date has helped to shape the details of both the outline and this Reserved Matters submission.

### **Assessment**

#### Principle of Development

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The principal policies that are considered most relevant in the determination of this application are highlighted above. The National Planning Policy Framework is a material consideration in planning decisions and this advises that Local Planning Authorities should approach decision making in a positive way to foster the delivery of sustainable development.

Local Planning Authorities are advised to look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.

Within this overall framework, and given that outline planning permission has already been granted, the main issues in considering this application relate to:-

- The acceptability of the library at this town centre site in policy terms;
- The impact of the proposed new building and associated works on the character and appearance of the adjacent Conservation Area and setting of the Listed Civic Hall;
- The contribution to place making;
- The impact of the activity from the new use in terms of traffic and pedestrian movements and associated parking requirements
- The sustainability credentials of the proposals.

New development needs to support the centre so that it can actively contribute to the growth of the Boroughs economy as well as serving the needs of local residents. To achieve this objective, it is important that the existing centre diversifies in terms of its retail and leisure function and overall capacity, this will have the added benefit of also promoting the existing cultural and tourism offer within the town.

The site is identified within the UDP as being within the central shopping area, whilst not fulfilling a retail function it is nonetheless considered that the library would be complimentary to this function, a fact that was established on the granting of the Outline Approval. Accordingly it is considered that the proposal accords with the principles of saved policies S1, TC1 and TC20 and Core Strategy Policies CSP31 and CSP43 which seek to focus such activities/uses within defined central shopping areas, this also meets with the overall spatial strategy of the Core Strategy.

The redevelopment of the town centre has been a long term objective of the Council, it is a critical scheme from a Barnsley economic and regeneration perspective. The Council committed itself to the delivery of a new library when it disposed of the previous facility at Shambles Street to accommodate, the now constructed Sixth form centre. The application will see this commitment come to fruition; it comes off the back of extensive consultation with relevant stakeholders and user groups and represents a key milestone within the delivery of the Better Barnsley development.

May Day Green is located at the heart of the retail core and has excellent links to the transport interchange. Intentionally, the library will provide the western backdrop to the new market square and enhanced public realm, it will therefore form a key focal point at a strategic location of the redeveloped Town Centre.

The provision of a new Library at the heart of the town is a key priority to the Council, it will provide an essential educational, cultural and community facility that is accessible to all residents of the Borough with excellent access to transport links. Accordingly the development of a building for such mixed uses is seen as appropriate within a town centre setting, with uses being complementary to many of the services which the centre has to offer. The library is considered to be economically and socially sustainable as the facility will drive footfall within the town centre that will complement the overall retail function. This is considered to be environmentally sustainable.

Accordingly the proposals complies fully with policy CSP43 'Education Facilities and Community Uses', which states that new facilities should be located centrally to the communities that they serve, in places where they shall be accessible by walking, cycling and public transport. As such these considerations should be afforded significant weight in favour of the development.

## **Design & Layout**

The NPPF recognises the role of the planning system in creating a high quality built environment; it notes that well-designed buildings and places can improve the lives of people and communities. One of the NPPF's Core principles is that planning should always seek to secure high quality design, and a good standard of amenity for all existing and future occupants of land and buildings.

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraphs 61 the NPPF is of particular significance, it advises;

'Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The library has been designed, amongst other things, to meet the needs of its future users, to create a backdrop that contributes to the future public realm that also complements the adjacent Conservation Area and setting of nearby Listed Buildings. Ultimately these principles have shaped the scale, layout and form of the development that has been presented.

The building adopts a contemporary style, and would occupy the same footprint as the existing May Day Green parade of shops that it will replace. It would stand at 4 storeys in height, this has been deemed essential in the context of providing the building with an appropriate presence within the town centre and the backdrop to the market/public square that it will front. The external elevations of the building will be largely glazed, the concept of

providing this degree of transparency is considered important as it will enforce the overall sense of the buildings public use, in addition to providing welcomed interaction and improved surveillance to the street scene.

The Eastern elevation of the library will be the most pronounced as this will face onto the new Market Square. This elevation will have a strong 3 storey façade, the fourth floor will be recessed and would open up onto an accessible roof terrace that would be multi-functional. The building would be wrapped in a glazed curtain walling system, the glazing would be broken by mullions constructed from an aluminium frame that would be coloured champagne.

The design and choice of materials give the building a clear vertical hierarchy, and the extent of the glazing is welcomed, in particular it is noted that the depth and relief of the mullions would provide some texture and shadow to the building, this will in turn give interest to the elevations as influenced by the positioning of the sun throughout the day. The level of glazing will mean that the internal lighting will ensure the building appears like a 'beacon' in the evening.

The choice in colour is intended to reflect the heritage of the honey-hued stone buildings that make up so much of the townscape. The material and colour is considered to be a welcomed reference point to the town's heritage which is considered acceptable. The fenestration has been designed to communicate the internal organisation of the buildings programme. The windows follow a simple hierarchy whereby the proportions of the ground floor windows are larger to give a more open and transparent impression. The spacing of the mullions within the curtain walling become tighter as the building rises to reflect the more private activities associated with the buildings upper floors.

The height of the building is important to its role in framing the backdrop to the future public square. Conversely, to this it is equally important that the buildings overall height does not appear too overbearing in the context of the properties along Burlington Arcade and Eldon Street, which it will also be presented to and read in the context of. This has been achieved with the building stepping down in height so that the transition between heights is softened, as a result the building also engages with Eldon Street in a more positive manner, particularly when compared to the existing parade of shops that it replaces.

Levels are consistent across the site and there will not be any requirement for any significant engineering/retaining works that would influence the design. The library's entrance would be taken directly from the square, there would also be two entrances provided for the adjoining Café, which would in turn be linked internally to provide complementary function to library users.

With regard to external works these will be kept to a minimum, the public realm works will follow under latter phases of Reserved Matters submissions. In the interim areas around the building will be levelled and made good with a tarmac finish.

## **Heritage**

The demolition of the May Day Green Units was established when outline planning permission was granted for the Town Centre Masterplan. The building themselves are of a dated appearance, reminiscent of the brutalist architecture of the Metropolitan Centre and former Central Office block. Consequently their utilitarian appearance is considered to contribute very little in terms of aesthetic value to the locality and local streetscape.

The application site is located on the immediate Southern boundary of the Regent Street/Church Street/Market Hill Conservation area, it is also within the setting of the Civic

Building, which is grade II listed and located to the north of the site. Policy CSP30 'The Historic Environment' requires that development which may influence the setting and character of heritage assets should only be approved whereby a positive impact can be achieved.

The separation distances between the site and the Civic building helps to mitigate the influence of the building on the assets setting. Conversely the demolition and rebuilding of a modern development will ensure that overall the setting of these assets is enhanced. This view is supported by the Conservation officer, who considers that the proposed development is for an iconic and intentionally modern building that demonstrates adequate sympathy to the setting of nearby heritage assets.

Overall the materials, scaling, massing and form of the proposal, as indicated, will enhance the area by significantly regenerating the site. This in turn would have a very positive benefit upon the character and appearance of the Conservation Area. This would comply with the requirements of policies CSP29, 30, 31 and 43.

### **Highways and Access**

Owing to the sites central location, it is ideally located for access to public transport services and the strategic highway network. The outline application was supported by a Transport Assessment which demonstrated that the quantum of development could be accommodated, and identified the mitigation measures required (condition no.18).

The transport interchange is immediately on hand to the east of the sites boundary, from here Borough and Regional wide bus and train connections can be accessed. Given the immediate connectivity the site is located within a very sustainable location, which is also preferable in terms of accessibility to the location of both the previous Central Library facility and current Wellington House premises. The principle of the location is accordingly supported by the transport related policies of the Core Strategy and the wider Sheffield City Region Transport Strategy.

The library needs to be accessible for diverse range of users and the new facility, the favourable levels ensure that universal access can be achieved that does not prejudice the needs of any user groups. Internally the building has been designed to be fully compliant with the provisions of the Equality Act.

It is not anticipated that the library would have any a significant traffic impact with regard to the local highway network given that it is an existing facility already operating from within the Centre. Car trips may reassign to the various car parks which serve the town centre and that are also within a reasonable walking distance. It is noted that a large proportions would visit the facility as part of a linked trip to other services within the town centre.

The lack of any real frontage to the Highway presents a problem when considering the access requirements for servicing the building. The intention is that the immediate area of the new public square will be constructed as a pedestrian priority shared surface, waste collections and deliveries would therefore be taken from the frontage of the building at specified times. This is wholly acceptable in principle, but the ability for it to be achieved is slightly complicated owing to the current designation of the access to Kendray Street as 'one way'. The issue is not insurmountable and the Highways Authority has recommended that this can be addressed, and suitably controlled by way of a planning condition. Essentially it is considered that arrangements would be relatively infrequent and they can be largely secured outside of peak time to avoid any conflict with pedestrians from occurring.



In general the Highway Authority have considered the impact of the development on parking in the vicinity of the application site, the potential impact on public transport and the impact of the increased traffic flows on the surrounding highway network. The conclusion is that it lies within a highly sustainable location, and that in comparison to the existing use of the library, and former shops there would be a comparative reduction in vehicle trips over the existing vehicle generation. No objections are therefore raised on highways grounds against the provisions of policy CSP26 or relevant guidance of the NPPF.

### **Economic Benefit**

As alluded to earlier within the report the Council is committed to the delivery of an improved town centre which offers good quality retail and leisure facilities. This represents the first significant phase of the planned regeneration for the town, this will indirectly assist with increasing employment opportunities with the wider town centre. This is consistent with the economic objectives of the Core Strategy.

### **Sustainability**

Broad sustainable objectives are achieved by virtue of the regeneration of a brownfield site within a highly accessible location. The Design & Access Statement covers the sustainability credentials of the development in great detail. In general a holistic approach has been taken to the buildings energy performance to promote efficiency and reduce its overall running costs to the Council, this also includes a robust approach to materials to reduce long-term maintenance of the building. The design utilises the buildings thermal mass to create a stable internal environment whereby air will be circulated via an underfloor distribution system. Prefabrication techniques would also be employed throughout the construction to minimise disruption and waste. The design incorporates materials and efficient technologies to ensure that the buildings performance would achieve a BRE AAM 'Very Good' Standard as per the requirements of condition no.7 of the Outline Approval. Overall the combination of measures would ultimately ensure that the policy expectations of CSP2, CSP3, CSP4 and CSP5 are met terms of overall environmental performance, energy production and use of natural resources.

### **Drainage**

Sough Dyke is a culverted watercourse that runs partially beneath the site. The Outline approval conditioned that a 6m wide easement should be secured along the alignment of the watercourse. The Culvert has since been fully surveyed, subsequent discussions have also taken place with the Environment Agency whereby two designs have been presented. This includes either a cantilever or bridging design solution, both of which are deemed acceptable and allow the deletion of the condition. The EA have confirmed approval to this approach, it is also noted that the maintenance of the culverted falls within the riparian ownership of the Local Authority, accordingly there are no objections to the maintenance responsibility.

The site is less than 1ha in area and is not located within an area that has any risk of flooding. Drainage to the development will pick up existing connections with separate provision made for foul and surface water disposal. It is however, likely that flows would have to be reduced accordingly to meet relevant drainage authority standards. Full details of the drainage strategy would need to be submitted as per the requirements of the conditions secured on the outline consent.

## **Ground Conditions / Mining Legacy**

A Geotechnical risk assessment has been provided which assesses ground conditions and mining legacy risks. The site has been subject to several site investigations and Geotechnical appraisal's since the conception of the original town centre redevelopment proposal. The assessment provided draws upon the previous site investigations and concludes that mining legacy risks at the site are low, however shallow coal is present beneath the site and limited areas could possibly have been mined. Precautionary measures/remediation may therefore be required in some instances of the detailed design, a matter which will be addressed through the Building Control process.

## **Conclusion**

The principle of a library/community facility was established on the granting of the outline planning permission.

The Reserved matters represent an important phase in the development of the Better Barnsley development. The library will be located at an accessible gateway into the retail core of the town centre that forges excellent links to the Transport Interchange and Eldon Street. The development will help to inform the sense, quality and character of the spaces and buildings beyond the proposal site. The proposals would address this and contribute positively to the town Centre skyline and streetscape by providing a significant 'landmark' building on a principal gateway within the town centre. The chosen design provides a very desirable backdrop to the future Market Square and the boundary of the adjacent Regent Street/Church Street/Market Hill Conservation Area which would mark a significant uplift in the quality of the local environment.

In addition to the environmental improvements, it is also considered that the proposal would contribute significantly towards the economic regeneration of the town centre. The associated footfall from visitors to the site would not only add to a sense of vitality and vibrancy within the area, but this will contribute significantly to the positive fortunes of the town centre as a whole.

The proposal has been assessed against the National Planning Policy Framework, the Core Strategy, and the provisions of the development plan and other relevant material considerations. The library represents development in a highly accessible location and is in accordance with general planning policy principles aimed at promoting sustainable growth and spatial planning. The proposal is for an appropriate use and form of development within this town centre location and would have an acceptable impact on heritage assets including the setting of the (nearby) Grade II listed Civic Building and Regent Street/Church Street/Market Hill Conservation Area.

## **Recommendation**

**Grant** subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of this approval of reserved matters.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2 The development hereby approved shall be carried out strictly in accordance with the plans
- |                             |   |
|-----------------------------|---|
| BBTC_IBI_LR_A_F100_EL_001   | 2. Front and Rear Elevation                     |
| BBTC_IBI_LR_A_F100_EL_002   | 2. Side Elevations                              |
| BBTC_IBI_LR_A_F100_EX_EL_00 | P1 Existing Elevations                          |
| BBTC_IBI_LR_A_F100_EX_PL_00 | P1 Existing Ground Floor Plan                   |
| BBTC_IBI_LR_A_F100_EX_PL_01 | P1 Existing First Floor Plan                    |
| BBTC_IBI_LR_A_F100_EX_SE_00 | P1 Existing Sections                            |
| BBTC_IBI_LR_A_F100_EX_SP_00 | 1 Existing Site Plan                            |
| BBTC_IBI_LR_A_F100_PL_00    | 1 GF Plan                                       |
| BBTC_IBI_LR_A_F100_PL_01    | 1 FF Plan                                       |
| BBTC_IBI_LR_A_F100_PL_02    | 1 2F Plan                                       |
| BBTC_IBI_LR_A_F100_PL_03    | 1 3F Plan                                       |
| BBTC_IBI_LR_A_F100_PL_RF    | 1 RF Plan                                       |
| BBTC_IBI_LR_A_F100_SE_001   | 1 Section AA                                    |
| BBTC_IBI_LR_A_F100_SE_002   | 1 Section BB                                    |
| BBTC_IBI_LR_A_F100_SE_004   | 1 Section EE                                    |
| BBTC_IBI_LR_A_F100_SP_00    | 1 Site Plan                                     |
| BBTC_IBI_LR_A_F100_SP_XX_00 | Location Plan                                   |
| BBTC_IBI_XX_A_F100_PL_00_02 | 1 BBTC Site Phasing Plan                        |
| BBTC_IBI_LR_A_F100_EL_003   | 1 West Elevation - Site Context to Eldon Street |
- and specifications within the Design & Access Statement (July 2016) as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 3 No construction shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The construction of the building shall only take place after a one-metre-square sample panel of all external materials has been constructed on site and the details approved in writing by the Local Planning Authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.

**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 4 The development hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by Local Planning Authority. Servicing to the building shall thereafter take place in strict accordance with the approved strategy.

**Reason: In the interests of public and highway safety in accordance with policy Core Strategy Policy CSP26.**

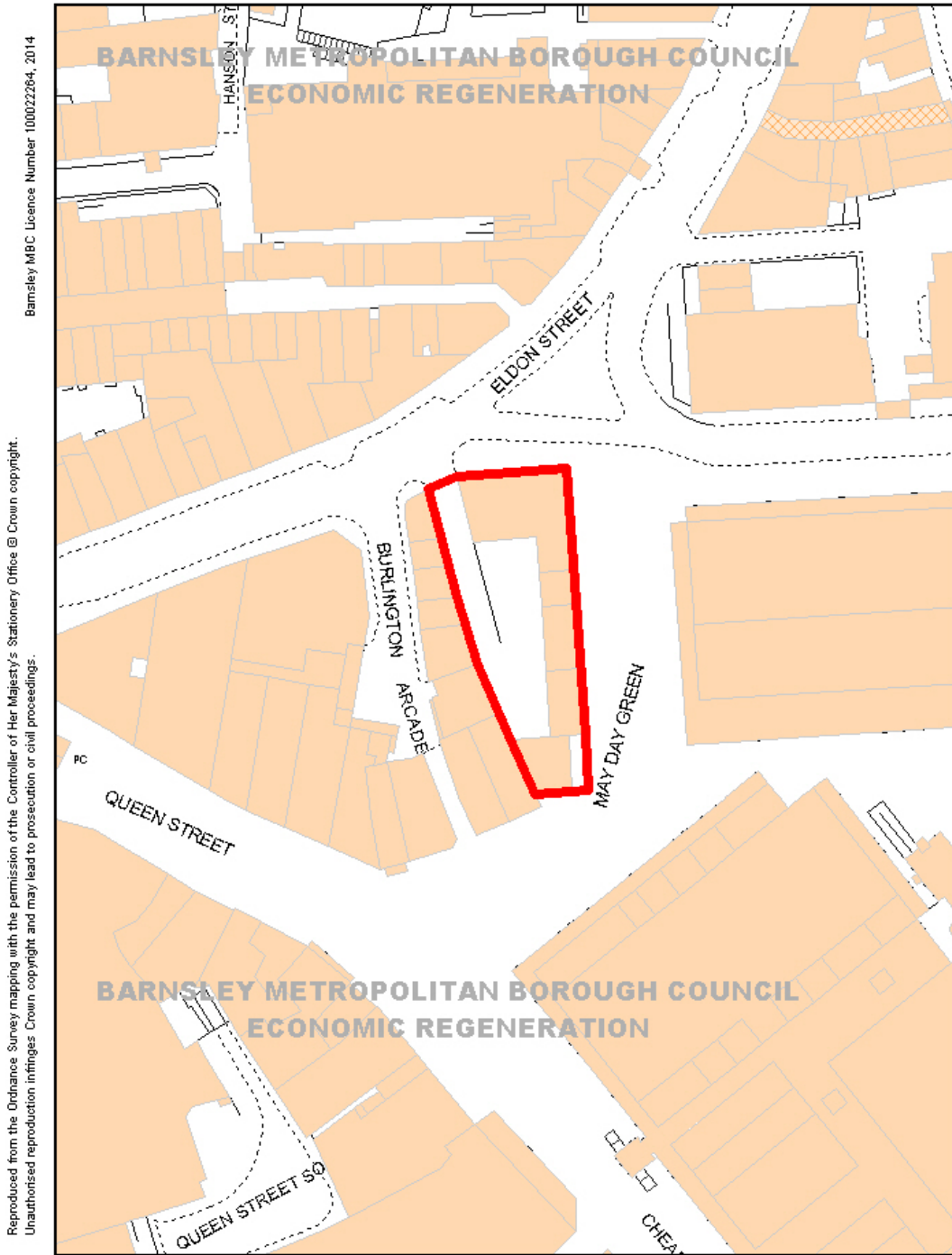
- 5 Upon commencement of development full details of an external lighting strategy for building shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the specification, location, orientation, angle and luminance of the proposed lighting. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.

**Reason: To promote the appearance of the building in the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 6 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.  
**Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**

PA reference :-

2016/0924



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Scale 1:1250