
2016/1335 and 2016/1336

Mrs N Tinker

2016/1335 - Demolition of Barn (Listed Building)

2016/1336 - Outline application for residential development (5 no. units following demolition of barn) (Approval sought over means of access, appearance, layout and scale)

The Barn, off Church Street, Bolton-on-Dearne

One letter of objection has been received to application 2016/1335

Five letters of objection have been received to application 2016/1336

Site Location and Description

The application site comprises of an L-shaped, single storey barn that is Grade II listed. The barn is likely to have been built in the late 18th or early 19th Century following the enclosure of the village and surrounding land. Constructed from coursed sandstone rubble with a pitched slate roof, the barn historically exhibited a central car entrance with classical detailing and corresponding rear entrance. A brick single storey extension appears to have been added to the southern range in the 20th Century. Following a fire in 2010/2011, the building is now vacant and in a dilapidated condition.

The site is surrounded on three sides by existing residential properties. To the south of the site is a small area of open land which then borders onto surrounding residential dwellings. Access into the site is taken from Church Street.

Planning History

B/88/1711/DE – Conversion of barn into 5 dwellings and erection of 8 dwellings approved 19th May 1989.

B/88/1712/DE- Conversion of barn into 5 dwellings and erection of 8 dwellings (Listed Building Consent) approved 19th May 1989.

Proposed Development

This report covers two applications submitted by the same applicant for the same site. The first, 2016/1335, seeks listed building consent to demolish the Grade II listed barn. The second application, 2016/1336, seeks outline planning permission to re-develop the site following the demolition for the erection of 5 residential units including associated access, parking, and garden areas. Although the second application is an outline application, matters of access, scale, layout and appearance are under consideration at this stage, with only landscaping reserved for a future application.

In support of the applications the following have been submitted:

- Structural/Viability Report
- Planning Support Statement
- Statement of Significance
- Legal Analysis Report
- Bat report

The applicant is proposing to re-develop the site to reflect the barn as it would have originally stood, before it fell into a derelict and dilapidated condition. The building would therefore be an L-shaped two storey building utilising natural stone for the walls and with a slate roof. The agent has confirmed that they would be looking to re-utilise the existing materials on the site for the re-development. The inner courtyard would contain the parking area with the garden areas on the outside of the building. Access into the site would be off Church Street and the applicant is proposing to ensure the access road has footpaths down either side. The building would accommodate 4 two bed units and 1 three bed unit and 9 parking spaces have been provided in the courtyard area.

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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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 the adoption of the Local plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and:
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given)

UDP Saved Policies

UDP Allocation – Housing proposal Area

Core Strategy

CSP26 New Development and Highway Improvement
CSP29 Design
CSP30 Historic Environment
CSP36 Biodiversity and Geodiversity

Publication Version of Local Plan

Allocation – Urban Fabric

SD1 Presumption in favour of sustainable development
GD1 General Development
D1 Design
T4 New Development and Highway Improvement
Poll1 Pollution Control and Protection
HE1 The Historic Environment

SPDs/SPGs

The following Supplementary Planning Documents are relevant to the proposal:-

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

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:

Para 58 and 60 – Design Considerations

Paras 126 – 141 – Conserving and Enhancing the Historic Environment. Of these paragraphs the following are of particular relevance to the scheme:

Paragraph 128 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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 - When considering the impact of a proposed development on the significance

of a designated heritage asset, great weight should be given to the asset's conservation.

The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 - Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Consultations

Historic England – No objections on heritage grounds to the demolition of the building subject to suitable conditions. They have also stated that they would be looking for the re-development of the site to resemble as close as possible the former barn and that the re-build should incorporate salvaged materials.

Georgian Group – Have objected to the demolition of the building as they do not believe that the applicant has provided sufficient evidence to justify that the works comply with provisions of the NPPF, in particular paragraphs 130, 132 and 133.

Ancient Monuments Society – Have objected to the demolition of the building on similar grounds to that expressed by the Georgian Society in that they do not believe that sufficient justification has been provided for the demolition of the listed building in accordance with the relevant paragraphs of the NPPF.

Conservation Officer – Is of the opinion that sufficient justification has been provided to allow the demolition of the listed building and that the new development has been sensitively designed to reflect the original barn. No objections have therefore been raised subject to conditions.

SYAS – No objections raised subject to a condition to ensure that an adequate scheme of recording is carried out.

Drainage – No objections raised subject to imposition of condition

SYMAS – No objections

Forestry Officer – Is satisfied that the works proposed are sufficient distance from the TPO trees to the north of the site not to be of detriment to them. No objections raised.

Contaminated Land Officer – No objections subject to imposition of condition

Highways – No objections subject to conditions

Representations

The application has been advertised by way of a site notice, press notice and by neighbour notification letters.

One letter of objection has been received to 2016/1335 raising dismay at the loss of the historic building and the impact on wildlife at the site.

Five letters of objection have been received to 2016/1336 for the following reasons:

- Loss of sun light
- Proximity to neighbouring properties
- Increase in noise and pollution from car parking area
- Impact on wildlife
- Concerns that boundary walls will be protected
- Concerns that drainage to neighbouring properties would be affected.

Assessment

Demolition of the Listed Building

Paragraphs 126 to 141 of the NPPF are clear in that there is a strong presumption in favour of conserving and enhancing the historic environment. Paragraph 132 states that “as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”. Paragraph 133 goes on further to state the following:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.”

Both the Georgian Society and the Ancient Monuments Society believe that insufficient evidence has been provided to justify the demolition of the barn. However, in order to justify the demolition, the applicant has provided a number of reports including a Statement of Significance, a Legal Analysis, and a Structural Report. The Structural Report provides a survey of the buildings within the site and assesses their current condition and structural integrity. The report concludes as follows:

“The purpose of the report was to assess the condition of the buildings onsite with a view to allowing them to be retained and brought back into use...Our conclusion is that there are no buildings on the site that are capable of being retained and redeveloped, they are too unstable and present too great a risk to anyone in their vicinity.

What remains of the listed building is no more than three sections of wall that in effect are no more than rubble.

The building presents an immediate danger to the public. The safest and most cost effective option to deal with the building is demolition”

Given the outcome of the structural survey the applicant has provided their own assessment against the points under Paragraph 133 as follows:

- The nature of the condition of the building prevents all reasonable uses of the site
- By reference to the nature of what remains, no viable use can be found
- No grant funding is available
- The harm or loss is outweighed by the benefit of bringing the site back into benefit use. The site is clearly currently a health risk and safety issue and its demolition will resolve that issue.

The applicant's justification relies heavily on the current poor condition of the building as the basis for their argument that the scheme complies with the relevant paragraphs of the NPPF. In order to provide an impartial view on the structural condition of the site and the weight this can be given when assessing the scheme against the NPPF, Historic England have carried out their own structural assessment of the site. They have therefore provided the following response:

"Due to the severity of the proposal, the current condition of the Grade II listed building was considered by one of our structural engineers. We found that very little remains of the existing range of buildings except for the barn structure which occupies the eastern boundary. Generally the structure of the barn affected by the fire is in a precarious condition and sections have completely collapsed. We accept therefore that the structure in this area should be carefully dismantled and made safe. Elsewhere, the roof now offers little or no restraint to the external walls and unless carefully removed could cause the further collapse of the external walls. In addition the upper sections of the external walls have bulges probably caused by the separation of the external leaf of the wall from the central rubble core. It is also noted that much of the original facing stone is in a poor condition."

Historic England are therefore of the view that the applicant's submitted structural assessment demonstrates to a degree that the proposed demolition is justified. Historic England then go on to provide further comments on the link between the proposed demolition and the submitted outline application for the re-development of the site. They have commented as follows:

"Historic England considers that providing the barn can be rebuilt sympathetically as possible and an appropriately detailed scheme is secured, the proposed re-building will help to retain the significance of the barn and secure the optimum viable use of the designated heritage asset.

Historic England has no objections to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 131 – 134"

The Council's Conservation Officer has fully assessed the scheme and is of the same opinion as Historic England, in that the poor condition of the current structure, combined with the potential sensitive re-development of the site for housing, would provide sufficient justification for the demolition of the barn in accordance with the relevant paragraphs of the NPPF.

Principle of Residential Development

As stated above, the demolition of the barn is linked to the re-development of the site put forward under application 2016/1336. The site itself is designated as a Housing Proposal Area in the current UDP and Urban Fabric within the Publication Draft of the Local Plan. The site is surrounded by residential development and planning permission has been given previously for the residential usage of the site under applications B/88/1711/DE and

B/88/712/DE. In principle, residential use would therefore be considered appropriate at this location.

Design / Visual Amenity/Impact on Listed Buildings

As has been stated previously, if the demolition of the listed building is considered acceptable, then it is important that the new build development is designed as sympathetically as possible in order to help retain a suitable link to the listed barn. Taking this into account, the applicants have developed their design along similar lines to the previously approved scheme for the conversion of the barn.

The building will be 'L' shaped to reflect the layout of the barn and would be two storeys in height to mimic the scale of the barn. The agent has agreed that where possible they would aim to re-utilise materials from the demolished building in the proposed new re-build with the walling material being natural stone and the roof being slates. The applicant is proposing to have predominantly small windows with stone heads and cills and has limited any feature elements to small aspects such as chimneys. This enables the re-build to retain a close connection to what the original conversion would have been like if implemented. Subject to suitable conditions, the Council's Conservation Officer is happy with the scheme and it is therefore considered to meet Historic England's requirement that it helps to "retain the significance of the barn and secure the optimum viable use of the designated heritage asset".

Residential Amenity

The site is surrounded by residential properties so it is important to ensure that neighbouring amenities are adequately protected. In this scheme, the proposed development would be replacing an existing building at the site, albeit that the existing building is in a dilapidated state. To the north of the site is an existing property but the proposed building would be no closer to this neighbouring property than the existing building. Furthermore, the nearest elevation to this property would be a blank elevation and would face onto the side of this neighbouring dwelling. To the east and south of the proposed development there would be at least 21m to the nearest residential properties in line with the relevant SPD.

To the west of the site the distance between the proposed building and the nearest properties would be 11m. This would be between the blank elevation of the proposed building and the rear elevation of these neighbouring dwellings, Whilst this is below the 12m recommended within the SPD, as it is a blank elevation and as such there would be no overlooking, and the building would only be marginally closer than where the original barn was positioned. Therefore, whilst there may be a marginal increase in loss of light compared to the previous barn, it is not considered that the neighbouring properties would suffer a significant detrimental impact to their amenities.

Some concerns have been expressed about the parking area being close to neighbouring properties. However, the parking area only serves the 5 units proposed and as such it is not considered that it would result in any significant noise or disruption whilst adequate boundary treatment can ensure that headlights are not an issue. Boundary treatment can be conditioned as part of any approval.

In terms of the amenities of the future occupants, some concessions have had to be made to ensure the design of the development reflects the previous barn. However, the overall interior floor space for each unit still meets the requirements of the South Yorkshire Residential Design Guide. In terms of the amenity spaces, these are to the front of the properties. In terms of area of garden space, they all provide at least 50 square metres of garden area per each unit. However, being to the front of the property means the privacy of

the gardens would be affected. Some boundary treatment would be needed but this would have to be carefully controlled so that it does not detract from the visual appearance of the building. It was considered whether to have the parking to the front and the gardens to the rear but the limited space in the courtyard would mean that garden areas would be much smaller whilst the appearance of cars to the frontage would detract from the appearance of the building. On balance, given that prospective purchasers would be aware of the situation, it is considered that the need for the design of the building to be right outweighs the limited harm relating to the privacy of the garden areas.

Highways

The proposal gains access off an existing access track that leads off Church Street. This has been assessed by the Council's Highways Section who are satisfied that this would be adequate to serve the dwelling subject to improvement including the addition of a footway to the side of the access. Sufficient parking spaces have been provided and given that the proposal is for only 5 units it is not considered that it would have a significant impact on the local highway network.

Trees

The property immediately bordering the north of the site has a number of trees protected by TPOs within its grounds. The Council's Forestry Officer has had a look at the scheme and has noted that the proposed development would occupy a similar position to the existing barn. Those trees to the north are already separated from the site by a wall which would act as a barrier to the roots of the trees. In addition, the nearest TPO tree to the site would overhang the car park rather than any of the built property or the proposed garden areas. As such, it is not considered that the proposal would result in any detriment to the surrounding trees.

Drainage

The scheme has been assessed by both Yorkshire Water and the Council's Drainage Section. Whilst the drainage details are limited at this stage the Council's Drainage Officer notes that the area is well served by sewers and is of the opinion that a conditional approval is appropriate in this case.

Wildlife

The applicant has submitted a bat survey for the existing site. The survey confirms that there are no bats roosting on the site but that there were a pair of barn owls. As mitigation measures, the report recommends the scheme incorporates a barn owl box and bat boxes within the confines of the development of the site. The Council's biodiversity officer has raised no objections subject to these mitigation measures being conditioned to be carried out.

Conclusion

The scheme is a sensitive development as it involves the demolition of the listed building. However, given the advice of Historic England, it is considered that sufficient justification has been provided in the form of the dilapidated state of the existing building, and the sensitive re-development of the site, to justify approval of the scheme.

Recommendation

Approve Planning Application 2016/1335 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
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 (2016-111-08) and specifications 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 development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
 - The programme and method of site investigation and recording.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

- 4 No demolition works shall take place until a comprehensive and adequate demolition and salvage methodology is submitted to and approved in writing by the Local Planning Authority. This methodology should include details on the process of demolition, a timetable for the works, and should ensure any items capable of salvage are retained and re-used in future developments on this site. This methodology should include an inventory of all likely salvage items, and arrangements for secure storage and may include:

Structural timbers

Stonework (particularly dressed stone commonly used for quoins, lintels, cills, jambs thresholds etc.)

Roof covering materials

The scheme shall then proceed in accordance with the approved details.

Reason: To ensure that any remaining historic fabric that contributes to the significance of the listed building is retained on site for re-use as part of future developments on this site in accordance with CSP30.

Approve Planning Application 2016/1336 subject to the following conditions:

- 1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

- 3 No development 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 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 be carried out strictly in accordance with the amended plans (Nos 2016-111-05 Rev F, 2016-111-01 Rev A2016-111-02 Rev A, 2016-111-04, 2016-111-03) and specifications as approved unless required by any other conditions in this permission.

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

- 5 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 6 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained

throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 7 Prior to the commencement of development a plan indicating the position of boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard neighbouring amenities and the visual amenities of the development in accordance with CSP29.
- 9 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - Measures to control noise levels during construction
- Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.**
- 11 Prior to the occupation of any of the residential units, the works to the access road as shown on approved drawing 2016-111-05 shall have been fully completed.
Reason: In the interests of highway safety in accordance with CSP26.

- 12 No development shall take place until a comprehensive and adequate demolition and salvage methodology (As per condition number 3 on 2016/1335) has been submitted to and approved by the Local Planning Authority to ensure any items capable of salvage from the listed building (1315020) are retained and re-used in future developments on this site. This methodology should include an inventory of all likely salvage items, and arrangements for secure storage and may include:
- Structural timbers
 - Stonework (particularly dressed stone commonly used for quoins, lintels, cills, jambs thresholds etc.)
 - Roof covering materials

Following the submission of this demolition and salvage methodology plans shall be submitted and approved in writing specifying exactly where and how these materials shall be used.

Reason: To ensure that any remaining historic fabric that contributes to the significance of the listed building is retained on site for re-use as part of future developments on this site in accordance with CSP30.

- 13 No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A survey of the extent, scale and nature of contamination.
 2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
 3. An appraisal of remedial options, and proposal of the preferred option(s).
 4. A remediation statement summarising the works to be undertaken (if required).

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The development shall thereafter be undertaken in full accordance with the submitted report.

Reason: In the interests of ensuring land contamination issues are adequately dealt with in accordance with CSP40.

- 14 Upon commencement of development details of the type, positioning and timetable for implementation of the ecological mitigation measures as outlined in Section 7 of the submitted Bat Survey Report shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details
- Reason: In the interests of biodiversity of the site in accordance with CSP36.**

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