

APPLICATION NO: 23/00776/FUL

APPLICANT: MCDG
Developments Ltd

WARD AFFECTED: Cherryfield

DEVELOPMENT:

ERECTION OF 2 STOREY BUILDING TO PROVIDE CHILDREN'S
ACCOMMODATION WITH ANCILLARY ACCOMMODATION FOR STAFF
(USE CLASS C2)

LOCATION OF SITE:

Land Adjacent To 118 Ribblers Lane, Southdene, Kirkby, Knowsley, L32 7RB

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area
Ribblers Lane Conservation Area

REPRESENTATIONS:

51 objections from individual residents were received to the neighbour
consultation.

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control
to grant planning permission subject to the conditions set out in the attached
schedule.

CASE OFFICER:

Andrew Hunt (0151) - 443 2204

SUMMARY:

This application proposes the erection of a two-storey building for use as a
children's care home (Use Class C2), for a maximum of 4 no children.

The relevant key issues are:

- The principle of development
- Heritage and Design

- Impact on amenity
- Highway safety
- Crime and anti-social behaviour
- Impact on Ecology

1. SITE AND SURROUNDINGS

- 1.1 The application site is in the Ribblers Lane Conservation Area and comprises 0.06ha of vacant land, bounded by Hedgecote – a residential cul-de-sac - to the north and Ribblers Lane to the south. To the north, the rear walls and fences of two-storey homes in Hedgecote face the site. A group of Grade II Listed cottages, (118, 120 and 122 Ribblers Lane) adjoin the western boundary and the garden and outbuildings of 137 Ribblers Lane face the site to the south.
- 1.2 The site originally consisted of trees and vegetation, but work has now commenced on implementing a previous planning permission (20/00421/FUL) for 2 dwellings that has resulted in some vegetation being cleared and footings dug.
- 1.3 The site contains several mature and semi-mature trees along with a hedge that runs around its perimeter, which provide a leafy character and acts as a visual boundary between the Ribblers Lane Conservation Area and housing that backs onto Hedgecote. The appearance of the traditional cottages within the Conservation Area and the 1950's/late 20th Century housing to the north of the application site varies considerably. There is a bus stop around 190 metres away from the site on Heskin Walk, which is around 3 minutes away on foot from the property.

2. PROPOSAL

- 2.1 This application proposes the erection of a 2-storey building to provide accommodation for children in need of care with ancillary accommodation for staff.
- 2.2 The care home would accommodate up to 4 children (aged between 7-17) with no more than 2 care staff and a manager present at any one time, other than at staff changeover times.
- 2.3 It is proposed that two carers working on a rota basis sleeping overnight on a shift pattern of 48 hours on, 60 hours off. Staff

changeover times are expected to occur at 8am every 48 hours and last for around 10 minutes. A manager will visit the site each day between 9am and 5pm, although the exact timings are unknown and will be subject to work pressures on that particular day.

3. RELEVANT SITE HISTORY

- 3.1 The site currently has planning permission (ref: 20/00421/FUL) granted on 23rd April 2021 for the erection of 2 x two Storey Dwellings. This permission has been implemented, although limited works have been carried out to date. The development could be completed at any time in the future. Other applications have also been approved at the site including a similar application for 2 dwellings in 2014 (14/00457/FUL) which has not be implemented and has now lapsed.

4. ARTICLE 35 STATEMENT

- 4.1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5. EQUALITIES ACT 2010

- 5.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 5.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.3 In this case, the proposed development is not anticipated to have any potential impact from an equalities perspective.

6. REPRESENTATIONS

6.1 The application was publicised by site and press notices and letters sent to 24 neighbouring properties and one period of consultation has taken place. 51 objections to the proposals were received.

6.2 The points of objection are summarised below:

- The development will lead to anti-social behaviour/crime as there are existing problems in the area.
- We have discovered that planning permission was granted to build 2 homes in this land during Covid without residents being informed and we wish to contest that too. We find it underhand that local councillors on the planning committee think it is acceptable to give permission to destroy this land.
- Inappropriate development in a Conservation Area.
- Effect on listed Buildings.
- Concerned about the proposals impact on the safety of children.
- Negative impact on property prices.
- The proposal is unsuitable for the area.
- Loss of privacy and security.
- Increased air pollution.
- Inadequate communication with residents.
- Increased noise levels.
- Increase traffic levels.
- Unsafe Access.
- Loss of trees/hedges.
- Loss of light to our garden.
- Loss of green area.
- Disruption during Construction works.
- Harm to wildlife from building on a green area.
- Unsure about the developer and their motivations.

7. CONSULTATIONS

Arboricultural Officer (Knowsley Council) – No Objection subject to replacement tree planting on a 2:1 basis or a section 106 contribution.

Children's Services (Knowsley Council) – No objection.

Conservation – The proposals cause less than substantial harm to the character and appearance of the Conservation Area subject to conditions being included in the decision notice relating to position of building, boundary treatments and details of materials to be used in the windows, doors, etc. The heritage impacts of the proposals are discussed in detail later in the report.

Environmental Health & Consumer Protection (Knowsley Council) –No objection. Conditions in relation to contaminated land, a construction management plan and construction hours have been requested.

Local Highway Authority (Knowsley Council) – No objection. The access will require modifications to enable satisfactory visibility to be provided. Conditions are required in relation to visibility splays, gates/barriers, highways improvement works, parking implementation, and cycle and motorcycle parking. Highway issues are discussed in detail later in the report.

Merseyside Police Architectural Liaison Officer – No comments in relation to its use.

Merseyside Environmental Advisory Service (MEAS) – No Objection. Conditions have been requested in relation to the following: Bats and Lighting, Reasonable Avoidance Measures for Terrestrial Mammals, Breeding birds, Bird nesting boxes.

United Utilities – No objection.

8. POLICY CONTEXT

- 8.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2023), an extract from which is set - out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local Planning Authorities may take decisions that depart from an up-to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

8.2 In this regard, the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 219 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.

8.3 The site is designated as within the Primarily Residential Area and within Ribblers Lane Conservation Area. The relevant adopted policies for the assessment of the application are listed below.

Local Plan: Core Strategy (2016)

SD1 - Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

H5 - Development within Primarily Residential Areas
ENV2 - Noise and Vibration
DQ5 – Development In Conservation Areas

9. ISSUES AND ASSESSMENT

Principle of the Development

- 9.1 Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion smells, fumes, on-street parking or other causes; or
- Adversely affect the character or street scene of the area.

- 9.2 Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that proposals for residential homes, will be permitted provided that:

*“a) There would be no unacceptable increase in the level of noise or disturbance, or loss of privacy, for occupiers of neighbouring property;
b) Any necessary vehicle parking areas would be adequate to meet the needs of the development, safe and screened and/or landscaped so as to avoid causing loss of visual amenity in the area;
c) Bin stores, fire escapes and clothes drying areas would be adequately screened or designed so as to avoid causing loss of visual amenity;
d) In the case of proposals to convert existing property, the property would be suitable in terms of its size and character to accommodate the development proposed; and
e) In the case of proposals for nursing or residential homes, hostels or Houses in Multiple Occupation, the proposals would not result in:
- An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or
- More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO”.*

- 9.3 The proposed use (Class C2) is classed as a “Residential Institution” therefore, it is considered that such uses are acceptable in principle in this location and are a residential-type use. This is subject to the use not having an unacceptable impact on the amenity of neighbours or the character of the area.

- 9.4 An application for 2 new dwellings which have a similar form and appearance to the proposed development has been previously approved at the site and works on site have taken place to implement this permission. Whilst the development of 2 new homes has not proceeded beyond the initial works the vegetation clearance and works to facilitate the foundations of the building mean the permission remains extant and work can re-commence at any time. This is a material consideration that weighs in favour of the proposed development.
- 9.5 The proposed use would be acceptable in principle, and issues of highway safety and residential amenity are discussed below. Therefore, the principle of the C2 use complies with Local Plan Core Strategy Policy CS19 and Saved UDP Policy H5.

Impact on Heritage Assets

- 9.6 As the proposed development lies in the Ribblers Lane Conservation Area and adjacent to 118, 120 & 122 Ribblers Lane which are all Grade II Listed Buildings, the application must be considered in the context of requirements imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990. ^[OBJ]
- 9.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that when considering planning applications that affect a listed building or the setting of listed buildings the local Planning Authority is required to "...have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 9.8 Further, Section 72 states that: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
- 9.9 Local Plan Core Strategy Policy CS20 'Managing the Borough's Historic Environment' states that development proposal should preserve or enhance the borough's historic and architectural assets including Conservation Areas. The Policy goes on to state that the Council will require preservation of the local distinctiveness and character of historic assets through the sensitive design of new

development including appropriate integration with their setting and immediate landscape.

- 9.10 Policy CS19 in the Core Strategy requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- 9.11 Saved Unitary Development Plan Policy DQ5 'Development in Conservation Areas' states that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area.
- 9.12 The NPPF (at paragraphs 205 – 214) also provides guidance upon the approach to be taken in considering the impacts against the level of harm (if any) that has been identified.
- 9.13 Paragraph 205 of the NPPF is of particular importance and, in summary, states that in considering the impact of a development on the significance of a designated heritage asset, in this case the Conservation Area and setting of the adjacent listed buildings, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.14 The principle of a similar building (in terms of layout, scale and appearance) to that currently proposed was approved as part of application 20/00421/FUL. An updated Heritage Impact Assessment has been submitted in support of the application.
- 9.15 The application site adds to the special historic interest of the adjacent listed building (118, 120 and 122 Ribblers Lane) as it historically formed part of its curtilage and contributed to its spacious and green rural setting. The site also has an important relationship with the other listed buildings in this area because of their shared history, similarities in age and other physical characteristics, and their layouts and relationships to the road. However, this garden is of much greater size than the gardens of other nearby listed buildings. Development on the site would change the former garden's physical characteristics, however, given its enlarged size it is not thought to be of significance to the adjacent listed buildings or their settings. The proposal does not therefore cause any harm to the nearby listed buildings or their setting

and is considered to preserve the adjacent listed buildings and their setting.

- 9.16 The “Conservation Area Appraisal” (undertaken in 2005) for the Ribblers Lane Conservation Area, identifies that the layout of the area and the relationship between the buildings is a critically important feature which adds to the character of the area. It states that cottages along Ribblers Lane occupy narrow plots of land and stand close to the road with their gardens situated on either side. The proportions and layout of the proposed development would be directly comparable with these characteristics. The proposal would also retain the majority of the existing hedging that forms the boundary of the site. This is another characteristic feature of the application site and wider area, which provides a break between the newer development of Hedgecote and Ribblers Lane. Accordingly, it is considered that the proposed broad layout would preserve the character of the Ribblers Lane Conservation Area and the setting of the nearby Listed Buildings.
- 9.17 The proposed building will have a plain external appearance, it is designed with low eaves and small windows, which are similar in appearance to other dwellings fronting Ribblers Lane, and the previously approved pair of dwellings given permission on the site. Consequently, it is considered that the design of the proposed building is appropriate in its context. The overall layout and scale of development is similar to that previously approved and is considered acceptable, however, some details of the application (such as the proposed boundary treatments) are not currently appropriate for the Conservation Area. However, details of these can be secured via planning conditions that requires such details to be submitted to and be approved by the Local Planning Authority. Should planning permission be granted, conditions - to require details of materials, windows, doors and boundary treatments- are recommended.
- 9.18 The Council's Conservation Officer has considered the proposals and has identified that, subject to the conditions referred to above, the proposal causes “less than substantial harm” to the character and appearance of the Conservation Area. As required by paragraph 208 of the NPPF this harm must be weighed against the public benefits of the proposal. These public benefits include the provision of accommodation for looked after children and the development of a site that has lain vacant and unmaintained (to the detriment of the character and appearance of the Conservation Area) for some time. The site also has extant planning permission for a very similar built form and as such

it is considered the public benefits of the proposals outweigh the “less than substantial” harm identified.

- 9.19 To conclude, subject to the imposition of appropriate conditions the proposals preserve the character and appearance of the Conservation Area, and also preserve the adjacent Listed Buildings and their settings. The proposed development complies with S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS2, CS19 and CS20 in the Core Strategy, Saved Policy DQ5 in the Replacement Unitary Development Plan and the NPPF.

Residential Amenity

- 9.20 In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents.

Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

- 9.21 The Amended New Residential Development Supplementary Planning Document (SPD) 2018, gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principal elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and
- properties should have a garden depth of at least 10m.

- 9.22 The built development, as proposed would not significantly impact on the amenity of neighbours through loss of light, outlook or privacy and would be similar in scale to the previously approved application for 2 dwellings. The closest properties (opposite side of Hedgecoat) are approximately 24 metres from the proposed building and therefore the interface distances are complied with. In relation to overshadowing,

due to the distances to neighbouring properties, there would not be significant overshadowing.

- 9.23 The care home would accommodate up to 4 children (aged between 7-17) and no more than 2 care staff and a manager will be present at any one time, other than at staff changeover times.
- 9.24 It is proposed that 2 carers working on a rota basis sleeping overnight on a shift pattern of 48 hours on, 60 hours off. Staff changeover times are expected to occur at 8am every 48 hours and last for around 10 minutes. A manager will visit the site each day between 9am and 5pm.
- 9.25 There would be some noise associated with comings and goings from the property in the form of car doors opening and closing, and the noise of vehicle engines. However, such noises would be relatively infrequent and would not take place late at night or early in the morning. This level of coming and goings would not be significantly greater than that associated with a family home (which could accommodate more residents than the proposed use and have significant numbers of visitors to them).
- 9.26 The level of activity likely to occur as a result of the C2 use would therefore not result in significant harm to residential amenity. This is supported by the views of the council's Environmental Health team who have no objection to the proposal. In relation to potential impact on vulnerable neighbours, there is no evidence that the application would cause a greater impact on than a typical residential use. It should also be noted that dwellinghouses can also be subject to noise issues, anti-social behaviour and disturbance depending on the conduct of the occupants.
- 9.27 Nevertheless, so that the level of impact is kept to a minimum, it is recommended that, subject to the approval of the application, a condition is attached to the planning permission to permit a maximum of four children being cared for at the property at any one time.
- 9.28 Existing residents may experience some limited disturbance as part of the construction process; however, this would be for a temporary period only. Should members be minded to grant planning permission, a construction management plan can be secured which will seek to control construction hours, dust and mud on the roads.

- 9.29 Overall, subject to these conditions, it is considered that the proposals would not cause unreasonable harm to amenity and the application complies with Core Strategy Policy CS19 and UDP Policy ENV2.

Highways

- 9.30 NPPF Paragraph 115 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.31 Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:
- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
 - In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- 9.32 The site is located within a sustainable location with excellent bus links. There is a bus stop situated just 3 minutes' walk away on Heskin Walk that provides services including to Liverpool.
- 9.33 There are 4 parking spaces proposed within the site. This level of parking is considered sufficient to meet the needs of the development, additional cycle and motorcycle parking would also be secured via conditions. There would also be highway improvement works that would be secured via conditions.
- 9.34 It is considered there will not be significant harm to highway safety from the proposal. This is supported by the Council's Highways team who have no objection to the application, subject to conditions.
- 9.35 The current proposal is considered to be less impactful in highways terms than the previous approval for 2 dwellings as there is only 1 new access proposed instead of 2. The single access would also be located further away from the junction on Heskin Road than the previous proposal (which included an access closer to the junction).
- 9.36 Overall, the proposal will not lead to unacceptable impacts on highway safety. Therefore, the application is consistent with NPPF para 115, and Policy CS7 of the Local Plan Core Strategy

Crime and Anti-Social Behaviour

- 9.37 In relation to crime and anti-social behaviour it is acknowledged that the surrounding area sometimes suffers from crime and anti-social behaviour issues. However, there is no evidence that the proposal will worsen existing issues of crime and anti-social behaviour or will be harmful to the welfare of children residing at the property. This is reinforced by the lack of any objection from the Merseyside Police Architectural Liaison officer or from Children's Services.

Trees

- 9.38 Policy CS21 (Greenspaces and Trees) states that proposals for new development is encouraged to retain trees, woodland, vegetation and other habitat features, which offer a positive contribution to the local environment; and make adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size
- 9.39 In this instance the removal of existing trees and hedges is proposed. The proposals have been reviewed by the arboricultural officer who has no objection providing that the trees are replaced on a 2:1 basis.
- 9.40 Overall, it is considered that the loss of trees would be adequately compensated for by appropriate replacement planting. Therefore, the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

Ecology

- 9.41 Policy CS8 (Green Infrastructure) in the Local Plan Core Strategy states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks.
- 9.42 The application has been supported by a Preliminary Ecological Appraisal. This identifies that the proposal would not harm ecology on site including protected species. This has been accepted by the Council's Ecological advisers (MEAS) and meets relevant standards. The development will not result in harm to ecology provided conditions

are attached in relation to bats and lighting, reasonable avoidance measures for terrestrial mammals, breeding birds and bird nesting boxes. Subject to these conditions, the proposed development would comply with Policy CS8.

Other Considerations

- 9.43 Most of the objections received in response to this application have been addressed previously in this report. The remain points raised are addressed below;
- 9.44 A number of issues raised in the representations relate to matters than are not material planning considerations and therefore cannot be considered. This includes devaluation of property and the conduct of the applicant. In relation to public consultation, 24 neighbouring properties were consulted on the application and a site and press notice erected; this is above the statutory requirements for public consultation and the Council's Statement of Community Involvement. In relation to the previous recent application for 2 dwellings, (20/00421/FUL), this was consulted on with neighbours and the statutory consultation requirements and the measures in the Council's Statement of Community Involvement were complied with. The application went to Planning Committee and anyone objecting to the application had the right to speak. In relation to pollution, the amount of pollution from cars would be relatively low due to the small scale of the development, with only one building proposed. There is parking space for 4 only cars, so there would not be large number of vehicles.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to heritage, highway safety, ecology, trees, the character of the area, crime and anti-social behaviour or the amenity of neighbouring properties. This is subject to conditions relating to a limit to the number of children that can be accommodated at the property.
- 9.2 In conclusion, the proposed development would comply with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2023).

10. RECOMMENDATION:

- 10.1 It is recommended that planning permission be granted subject the conditions set out in the attached schedule.

SCHEDULE OF CONDITIONS

1.	Time Limit	Advisory
2.	Plans List	Advisory
3.	Maximum Limit of 4 children	Ongoing
4.	Bats and Lighting	Pre Commencement
5.	Highways Improvement Works	Pre Commencement
6.	Replacement Trees	Pre Commencement
7.	Contaminated Land	Pre Commencement
8.	Construction Management Plan	Pre Commencement
9.	Visibility Splays	Pre Commencement
10.	Position of Building and Car Parking	Pre works above slab level
11.	Details and agreement of Boundary Treatments	Pre works above slab level
12.	Details and agreement of Brick proposed	Pre works above slab level
13.	Lintols Details to be submitted and agreed	Pre works above slab level
14.	Cills Details to be submitted and agreed	Pre works above slab level
15.	Roofing to be submitted and agreed	Pre works above slab level
16.	Eaves Details to be submitted and agreed	Pre works above slab level
17.	Rainwater Goods and external plumbing to be submitted and agreed	Pre works above slab level
18.	Doors to be submitted and agreed	Pre works above slab level
19.	Window Details to be submitted and agreed	Pre works above slab level
20.	Canopy Details to be submitted and agreed	Pre works above slab level
21.	Gate Details to be submitted and agreed	Pre works above slab level

22.	External Lighting to be submitted and agreed	Pre works above slab level
23.	Hard and Soft Landscaping & Trees to be submitted and agreed	Pre works above slab level
24.	Fencing dividing car parking from garden	Pre works above slab level
25.	Cycle Storage to be submitted and agreed	Pre works above slab level
26.	Parking Implementation	Pre Occupation
27.	Cycle and Motorcycle parking	Pre Occupation
28.	Bird Nesting Boxes	Pre Occupation
29.	Permitted development rights	Ongoing
31.	No Gates/Barriers	Ongoing
32.	Reasonable Avoidance Measures	Ongoing
33.	Breeding Birds	Ongoing