

Agenda



Knowsley Council

15 March 2023

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 23rd March, 2023**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *Access to the Council Chamber is limited. Meetings will be live streamed but, if members of the public or press wish to attend in person, please contact Andrew Bilsborrow on (0151)-443 3500 in the first instance to discuss. The live stream can be accessed from the following link - <https://knowsley.public-j.tv/core/portal/home>.*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

APPLICATION NO: 22/00711/KMBC1

APPLICANT: KMBC

WARD AFFECTED: Halewood South

DEVELOPMENT:

ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR CLASSROOM BUILDINGS, 3M HIGH TEMPORARY BALL STOP NETTING, AND CREATION OF HARDSTANDING AREA TO NORTHERN BOUNDARY.

LOCATION OF SITE:

Plantation Primary School, Hollies Road, Halewood, Knowsley, L26 0TH.

DEVELOPMENT PLAN ALLOCATION:

Urban Greenspace and Educational Land

REPRESENTATIONS:

5 objections have been received.

RECOMMENDATION:

It is recommended that planning permission be granted subject to the conditions in the attached schedule.

CASE OFFICER:

Mark Quinn (0151)-443 2223

SUMMARY:

The application relates to a primary school located off Hollies Road, Halewood. The proposal includes the following elements:

- A two-storey extension to the rear of the existing school building;
- The siting of 7 temporary classrooms on an area of the school playing field, and;
- The installation of a 3m high temporary ball stop netting between the temporary buildings and the playing field

The relevant key issues are :-

- The principle of the development;
- The temporary loss of part of the school playing field;
- Car parking and highway safety;
- Residential amenity and
- Design and Appearance.

1. SITE AND SURROUNDINGS

- 1.1 The application site comprises 2.74ha of land and buildings, located on the western side of Hollies Road, Halewood. The site includes, part single, part two storey school buildings, car parking area, playground and play area, multi-use games area (MUGA), school playing fields and landscaped/woodland areas.
- 1.2 The site is bounded by existing residential development to the northern and western boundaries (Crantock Close and Trispen Close respectively) and also on the eastern side of Hollies Road. An area of open space and woodland to the south of the site separates the school from the railway line.

2 PROPOSAL

- 2.1 In order to accommodate population increases in the Halewood area it is proposed to increase this school to a 3-form entry school which means that each academic year will have three forms. The site has operated as a 3-form entry school in the past. The application states that the school must be extended to accommodate the additional pupils.
- 2.2 The application proposes a two-storey extension the rear of the school building, and the infilling of an area currently forming part of the playground which contains part of an existing single storey extension. The proposed two-storey extension would have a mono pitched roof to match the existing building and the fenestration and materials would complement the existing school building. The extension would have maximum dimensions of 16.6m by 25.7m and would attain a maximum height of 6.8m.
- 2.3 Seven temporary classrooms are also proposed for a period of up to 12 months which would be sited on part of the main school playing field located to the south of the school buildings. They would be sited on an area of

temporary hardstanding and would measure 15.7m by 9.7m (one would measure 12.2m by 9.7m) with a maximum height of 3.5m.

- 2.4 The temporary classrooms are required to allow parts of the school to be decanted into them whilst the buildings works are taking pace. The applicant states that if temporary classrooms are not used this would create severe disruption to the operation of the school and raise health and safety concerns with building works so close to a live school environment.
- 2.5 The proposal also includes temporary 3m high ball stop netting which is proposed to run the length of the modular classrooms (approximately 91m). This is to prevent ball strikes on the modular classrooms from the adjacent mini soccer pitches.

3 RELEVANT SITE HISTORY

05/00109/KMBC1 -ERECTION OF INFIL CLASSROOM EXTENSION TO REAR OF EXISTING ASSEMBLY HALL. APPROVED 31 March 2005

16/00176/FUL -INSTALLATION OF HARDSTANDING AND 3 METRE HIGH STEEL MESH FENCING TO CREATE CHILDRENS MULTI USE GAMES AREA. APPROVED – 1 June 2016

15/00800/FUL -EXTENSION TO EXISTING KITCHEN ON SITE OF EXISTING BIN STORE.CONSTRUCTION OF NEW BIN STORE TO GRASSED AREA FRONTING MOBILE CLASSROOM. APPROVED 15 February 2016.

18/00599/FUL -ERECTION OF EXTERNAL CANOPY TO REAR ELEVATION (ADJACENT TO NURSERY) TO PROVIDE A SHELTERED OUTDOOR TEACHING AREA. APPROVED 20 November 2018.

4 EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 4.2 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 REPRESENTATIONS

5.1 This application was publicised by way of letters sent to 74 neighbouring properties, a site notice and a press notice in the Liverpool Echo. As a result of this publicity 5 representations have been received all raising objections to the proposals.

5.2 The objections raise the following matters (in summary)

- There is already a serious problem with parents dropping off/picking up causing obstruction, delay and inconvenience to residents drives on Hollies Road and Crantock Close. If this proposal is to go ahead serious consideration needs to be given to the drop off/ collection situation due to the increase in traffic.
- The thought of an extension with extra traffic, fumes etc. fills us with dread and would cause more disturbance. This could make an intolerable situation an unbearable, unhealthy, and dangerous.
- The extension will be overlooking gardens and houses in Crantock Close and would reduce light and privacy.
- The extension could cause more problems with drainage as the gardens to houses in Crantock Close are already very wet.
- The two-storey extension is on higher ground and will be out of proportion and adversely impact on outlook.
- A local resident has been physically assaulted in the past for trying to reverse onto their drive.
- We experience problems with parents abandoning their vehicles, blocking driveways and aggressive attitudes when requested to move. Some residents have even been asked to move their own cars by parents. Residents should not have to put up with this situation or accommodate parents. The extension would exacerbate existing problems.
- There are grave concerns regarding access for emergency vehicles at busy school times There has been an instance where a neighbour had to be wheeled down the road to the ambulance as it could not get near the house due to parked cars associated with the school.

6. CONSULTATIONS

Arboriculture (Knowsley Council) – No objections subject a condition requiring the two trees to be removed to be replaced on a 2:1 basis.

Environmental Health & Consumer Protection (Knowsley Council) – No objection subject to conditions relating to contamination and a construction management plan (including construction hours).

Local Highway Authority (Knowsley Council) – No objections in principle subject to planning conditions securing cycle storage, a school travel plan, off site highway works and a Traffic Regulation Order (TRO).

Sport England – No objections subject to planning conditions ensuring the removal of the temporary classrooms and improvements to the playing field.

Cadent Gas – No objection in principle

Merseyside Fire & Rescue Authority - No objection in principle

7. POLICY CONTEXT

7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2021), 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.”

- 7.2 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.
- 7.3 The site is allocated as Urban Greenspace & Educational Land on the Local Plan policies map. The relevant adopted policies for the assessment of the application are listed below.

Local Plan: Core Strategy (2016)

CS2 – Development Principles

CS7- Transport Networks

CS8 – Green Infrastructure

CS19 – Design Quality & Accessibility in New Development

CS21 – Greenspaces and Trees

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

T8 – Transport Assessments

OS7 – Educational Uses and Sites

DQ4 – Trees and Development

ENV2 – Noise and Vibration

ENV5- Contaminated Land

8. ISSUES AND ASSESSMENT

Principle of Development

- 8.1 Policy CS2 ‘Development Principles’ of the Core Strategy Local Plan states that new development in Knowsley will be expected to reduce the need to travel and increase accessibility by supporting the provision and retention of shared space, community facilities and other local services (including education provision).
- 8.2 Saved Policy OS7 ‘Educational Uses and Sites’ of the Replacement UDP states that proposals for the development of new schools, colleges or other

training facilities or for alterations or extensions to existing educational of training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.

- 8.3 Paragraph 95 of the NPPF states that great weight should be given to the need to create, expand or alter schools.
- 8.4 The proposed rear extension would facilitate the expansion of the school to enable it to accommodate three forms in each year group. The expansion of the school is required to meet a need for additional primary school places in the local area. The proposed development is therefore acceptable in principle and the ability to meet a local need must be given great weight in favour of the proposed development.
- 8.5 Nevertheless the temporary modular classrooms would result in the temporary loss of part of the main school playing field. Any proposals for development on playing fields must be assessed against the relevant policies for the protection of playing fields and open space, and Sport England are a 'statutory consultee'.

Temporary Loss of Playing Field

- 8.6 Policy CS8 'Green Infrastructure' in the Core Strategy Local Plan sets out how Knowsley's green infrastructure and its beneficial functions will be protected, managed, or enhanced.
- 8.7 Policy CS21 'Greenspaces and Trees' in the Core Strategy Local Plan states that new development which will result in the loss of urban greenspace will not be permitted unless one of the following criteria are met:
- A surplus of provision for all types of greenspace would be maintained relative to local standards
 - The land is considered unsuitable in terms of size, location or character to prevent or address individual deficiencies of different types of greenspace relative to local standards
 - Appropriate mitigation is provided through replacement facilities of at least an equal quality, quantity and accessibility
 - The development is required to improve greenspace provision or for ancillary facilities to support sport and recreation
 - Where the proposal relates to the loss of outdoor sports provision, and there is no evidence of future continuing need for sport use, or

alternatively only land incapable of forming a playing pitch or sporting facility is affected.

- 8.8 Paragraph 99 in the NPPF states “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 8.9 The applicant has satisfactorily demonstrated that the temporary accommodation is necessary and that it would not be feasible to site it elsewhere. Approximately 27% of the playing field would temporarily lost be lost for up to 12 months, but evidence has been provided which shows that the school will still be able to deliver its curriculum on the rest of the playing field and that no third parties use the field.

- 8.10 Once the works are completed, the applicant has committed to reinstating the area of playing field as part of an improvements programme for the playing field as a whole, and a planning condition to secure these works is recommended should members grant planning permission.

- 8.11 Sport England have confirmed that they have no objections to the proposed development subject to the re-instatement and improvement of the playing field. The works would not prejudice the delivery of the school’s curriculum and the area of playing field would be enhanced following the completion of the works. On balance the proposed development is considered to comply with Policies CS8, CS21 in the Local Plan Core Strategy and the NPPF.

Highway Safety & Car Parking

- 8.12 Policy CS7 ‘Transport Networks’ in the Local Plan Core Strategy requires new developments 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. The policy also requires new developments to make adequate provision for cycle and car parking.

- 8.13 The NPPF requires new developments to ensure that appropriate opportunities to promote sustainable transport modes can be taken up, that

- safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, it states 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.
- 8.14 The application is supported by a Transport Statement (TS) which considers the highway and transport implications of the proposed school extension. The TS includes an overview of accessibility to the primary school, an assessment of the current parking conditions on the surrounding highway and potential future mitigation measures.
- 8.15 The proposed extension will see additional classroom space created, with an extra 180 pupils to attend the school over the next 5 years and 10 additional staff. This will lead to an increase in traffic in and around the school, albeit for short periods in the morning and at the end of the school day.
- 8.16 The TS shows that parking on the surrounding highway (Hollies Road, Trispen Close, Crantock Close, Rutland Avenue etc) increases during both the morning drop off and afternoon collection. This lasts for approximately 30 minutes, before traffic then begins to dissipate and this is typical of school traffic throughout the country.
- 8.17 Several instances of illegal and inconsiderate parking were noted as part of the survey and it can be expected that an increase in parent / guardian parking will occur because of the proposals. However, 180 additional pupils are extremely unlikely to result in 180 additional vehicles because some new pupils will be siblings of existing attendees, and many of the new pupils are likely to walk to school.
- 8.18 To help mitigate against illegal / inconsiderate parking which can occur during peak pick up / drop off periods planning conditions are recommended (if members grant planning permission) for
- cycle parking,
 - the preparation of a new school travel plan,
 - the provision of vehicle laybys on Hollies Road to the south of the main school access and bollards to prevent inappropriate parking around the northern radii of the Rutland Avenue/Hollies Road junction, and;
 - to commence the process of a Traffic Regulation Order (TRO) extension to provide limited drop off/collection spaces in Hollies

Road and single yellow line (no waiting) extensions along Rutland Avenue and Crantock Close.

- 8.19 Subject to the above mitigation measures being secured by planning conditions the Local Highway Authority have no objections to the proposed development and do not believe that it would have a 'severe' impact on the road network or an unacceptable impact on highway safety. The proposal complies with Local Plan Policy CS7 in the Local Plan Core Strategy and the NPPF.
- 8.20 A resident's parking scheme cannot be required as part of the planning permission, as a result the impacts of the development have been considered assuming such a scheme will not be introduced. Nevertheless it should be noted that resident parking schemes in the Trispen Close/Bodmin Way area have been consulted on by the Highways Department and could be implemented in conjunction with the above mitigation measures.

Residential Amenity

- 8.21 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 'Development Principles' and CS19 'Design Quality and Accessibility in New Development' combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 'Noise and Vibration' of the Knowsley Replacement 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.
- 8.22 The proposed two storey extension would be sited close to the north-eastern site boundary where the rear gardens of dwellings in Crantock Close adjoin the site. At its closest point the proposed extension would be sited 7.2m from the rear boundary of the dwellings and 18m from the rear elevation of some of the dwellings. The existing dwellings are set at approximately the same ground level as the area where the extension is proposed and the separation distance means that the proposed extension would not cause undue harm to amenity through undue dominance or overshadowing.
- 8.23 The windows serving some rooms on the first floor of the proposed extension would be obscurely glazed to minimise any loss of privacy to the occupiers of the neighbouring dwellings/private gardens and, should the application be approved, this will be secured by condition.

- 8.24 The windows in the ground floor of the proposed extension would have some views of the first-floor windows on the adjacent dwellings but given the separation distances of between 21m and 26m this is not considered to result in any significant loss of privacy.
- 8.25 A grassed area of the site adjacent to the boundary with the existing dwellings is set at a raised level, however, to avoid any overlooking issues (if any pupils were standing on top of the raised bank) the raised area is proposed to be levelled and hard surfaced.
- 8.26 On balance taking account of the separation distance between the proposed extension and the existing dwellings, the provision of obscure glazing on some first-floor windows, a new closed boarded fence being erected along the site boundary, and the works to reduce land levels in part of the site, the proposed extension would not have an unacceptable impact on the privacy of neighbouring residents.
- 8.27 The temporary modular classrooms and ball stop fencing would be sited on part of the school playing field to the south of the main school building. The modular classrooms would be sited at least 53m from the closest dwelling on Hollies Road and the ball stop fencing would be 44m from the closest dwelling. Taking account of these distances, the modest scale of the classrooms and ball stop fencing and the fact that these aspects of the scheme would be only on site for a maximum of 12 months it is concluded that there would be no significant adverse impacts on the amenity of neighbouring occupiers.
- 8.28 The issue raised by one of the neighbouring occupiers about flooding in rear gardens relates to water running off from an existing mounded grassed area located adjacent to the residential site boundary. As noted earlier in this report – the mound will be removed as part of the development proposals and this should help to alleviate the problem.
- 8.29 It is inevitable that some limited disturbance will occur during construction of the development. However, this would be for a temporary period and separate legislation is in place to ensure this is controlled and does not cause a nuisance to residents. The submission, approval of and compliance with a “Construction Environmental Management Plan” is also recommended (if planning permission is granted) to ensure that the impacts of construction are minimised.
- 8.30 In summary the proposed development would not have an unacceptable impact on the amenity of the occupiers of existing dwellings adjoining the site. The proposal, subject to appropriate planning conditions, complies with

Policies CS2 and CS19 of the Local Plan Core Strategy and saved Policy ENV2 of the Replacement Knowsley UDP.

Design & Layout

- 8.31 Policy CS2 'Development Principles' in the Local Plan Core Strategy states that new development in Knowsley will be expected to enhance local character and promote quality of place by promoting good design and ensuring that development respects its setting considering relevant design requirements and best practice.
- 8.32 Policy CS19 'Design Quality and Accessibility in New Development' in the Local Plan Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.
- 8.33 The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 8.34 The proposed rear extension would match the existing school buildings in relation to height, roof pitch and using matching materials. The aluminium windows, brickwork, external doors, metal cladding fascia would all match the existing building. The size and position of the proposed extension is appropriate in relation to scale, massing and appearance of the existing building.
- 8.35 The temporary modular classrooms would have a functional design, the main walls being light grey cladding panels with a dark grey cladding for the skirting and fascia which would not cause harm to local character. They must be located as close as possible to the main school building for health and safety reasons (in connection with the safe delivery of school meals from the main kitchen to the modular classrooms) and for ease of day-to-day management. The location would ensure the safe access and circulation for parents and visitors throughout the day.
- 8.36 The ball stop fencing would run alongside the length of the temporary classrooms and would comprise 3m high steel mesh fencing typically used to prevent ball strikes. The fencing would be powder coated in a dark green colour finish and would be in keeping with a school environment.
- 8.37 The design and layout of the two-storey extension, modular classrooms and ball stop fencing are acceptable and comply with Local Plan policies CS2 and CS19 subject to the approval of material samples which can be secured by planning condition.

Impact on Trees

- 8.38 Saved Policy DQ4 in the Knowsley Replacement Unitary Development Plan (UDP) states that where tree loss is unavoidable the applicant will be required to make adequate provision for their replacement, normally two trees for each tree lost .
- 8.39 The extension to the rear of the school would result in the loss of 2 trees, a young Japanese Maple tree to allow for the erection of the extension and a semi mature silver birch adjacent to rear boundary with 14 Crantock Close. Should planning permission be granted a condition to ensure that the two trees to be removed would be replaced on a 2:1 basis at a minimum size of 10-12cm girth is recommended. The proposed development would comply with saved UDP Policy DQ4.

Contaminated Land

- 8.40 Saved Policy ENV5 'Contaminated Land' in the Knowsley Replacement Unitary Development Plan states that where a site may be affected by contamination proposals shall be accompanied by a site investigation report and remedial measures.
- 8.41 Environmental Health have advised that a watching brief is required and have requested a planning condition to ensure that a remediation scheme will be implemented should any contamination be encountered during the works. These conditions, and a condition which requires that any soil which is imported into the site must be tested beforehand for contamination are recommended should the application be approved. Subject to these conditions, the application complies with Saved Policy ENV5.

Social Value

- 8.42 The total floorspace of the proposed extension and classrooms would trigger a requirement for a social value strategy in accordance with Policy CS4 'Economy and Employment' in the Local Plan Core Strategy and the Council's Supplementary Planning Document Adding Social Value to Development: Employment & Skills. A condition to secure the agreement, implementation, monitoring and reporting of the outcomes of a social value strategy is recommended should planning permission be granted. Subject to this condition the application complies with Local Plan Policy CS4.

9. CONCLUSION

- 9.1 The proposal would be acceptable in terms of appearance, siting, design, and impacts on residential amenity. Harm to residential amenity caused by inconsiderate parking on the surrounding highways would be addressed by condition. The loss of part of the school playing field to site the modular classrooms for a temporary period is acceptable.
- 9.2 Subject to the imposition of conditions, the proposal would not have an unacceptable impact on highway safety nor have a severe impact on the highway network in terms of safety and capacity.
- 9.3 The proposal would provide much needed additional school capacity for the Halewood area to accommodate the forecast increase in population and this must attract great weight in favour of the development. The applicant has submitted all of the necessary reports and drawings to allow a full assessment of all aspects of the proposed scheme, and all the adverse impacts of the development can be mitigated against through the use of conditions.
- 9.4 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 (2021) taken as a whole.

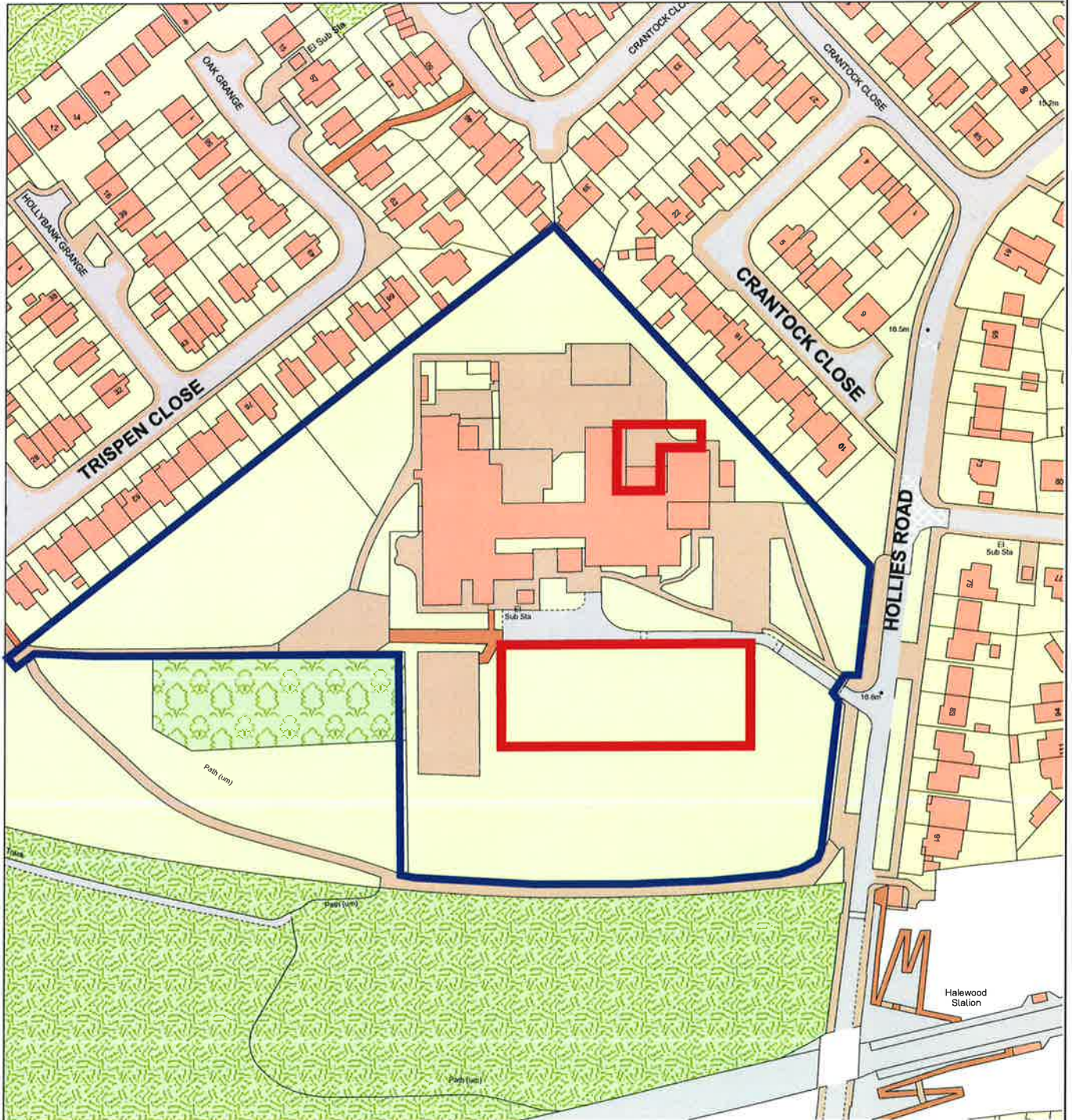
10. RECOMMENDATION

- 10.1 That planning permission be granted subject to the following conditions: -

SCHEDULE OF CONDITIONS

	Condition	Trigger
1	Time period to implement the permission – 3 years	Advisory
2	List of approved plans and documents	Advisory
3	The modular classrooms and ball stop fence shall be removed after 12 months.	Time Limit
4	Details of obscure glazing to first floor windows in 2 storey extension to be submitted.	Prior to above ground works
5	Materials to match existing (2 storey extension) materials to be submitted for modular classrooms. (Including hardstanding areas surrounding the classrooms).	Prior to above ground works
6	Scheme for tree mitigation on a 2: 1 basis at 10-12cm girth	Prior to first use of the extension
7	The submission and approval of a Construction Management Plan (including construction hours)	Prior to commencement of development.
8	Reporting Unexpected Contamination	If contamination is encountered.
9	No soil shall be imported until it has been tested for contamination.	Prior to the importation of any soil.
10	Submission, agreement and implementation of an agronomist's report and playing field improvement scheme	To be submitted within 3 months of the planning permission and to be implemented within 18 months of the commencement of development..
11	The submission and approval of a Social Value Strategy for the construction period including monitoring, implementation and reporting.	Prior to the commencement of development.
12	The submission, approval and implementation of a scheme for the provision of cycle storage.	Prior to the first use of the extension .
13	The submission, approval, implementation and monitoring of a school travel plan.	Prior to the first use of the extension
14	The submission, approval of a scheme and implementation of off- site Highway Works	Prior to the first occupation of the development.
15	The process of implementing a TRO is commenced for time limited drop off / collection on Hollies Road and single yellow line extensions along Rutland Avenue and Crantock Close.	Prior to the commencement of development.

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