

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Public service infrastructure planning application. Proposed construction of a two-storey hospital building (Use Class C2) with associated infrastructure and landscaping</b>	
<b>Location:</b>	<b>Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn, PE30 4ET</b>	
<b>Applicant:</b>	<b>MTX Contracts</b>	
<b>Case No:</b>	<b>21/01979/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 11 January 2022</b>

**Reason for Referral to Planning Committee** – Referred by Sifting Panel

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for a two-storey, c.1958m<sup>2</sup> endoscopy building (C2 Use) and associated infrastructure and landscaping.

The site lies in a central position within the southern third of the wider hospital site and currently accommodates a 59-space staff car park. A number of protected trees occupy the northern part of the site.

The development will result in the loss of the car park and some of the protected trees although all the parking spaces are to be accommodated elsewhere on the site, and trees are to be replaced on a 1:1 basis.

The site lies within the development boundary for King's Lynn and accommodates one of the borough's main employers and community facilities.

**Key Issues**

- Principle of Development
- Highway Safety
- Trees
- Visual Amenity
- Neighbour Amenity
- Flood Risk and Drainage
- Ecology
- Crime and Disorder
- The Planning Balance
- Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

The site comprises a 59-space staff car park within a central and prominent position in the southern third of the wider hospital site. The site's northern boundary incorporates a landscaped tree belt where trees are protected by Group Tree Preservation Order (TPO.)

Full planning permission is sought for a two-storey, modular clad building with a floor area of approximately 1958m<sup>2</sup>. The building measures approximately 51m long by 29m wide. Ground levels change across the site with the land rising to the north. The building has a flat roof and measures, at its highest point, 9m above adjacent ground level.

The modular construction will be clad with Seren Gold Europanels and will have a grey brickwork plinth. The building would accommodate a replacement endoscopy unit that is currently accommodated within the main hospital building.

The proposed building will provide the following:

- Ground floor 1,321.1 sq.m (clinical rooms)
- First floor 637.2 sq.m (offices and plant (internal plant 550.2m<sup>2</sup>; external plant 131.02m<sup>2</sup>)) and
- External gas store, transformer and generator. The external gas store will accommodate up to 54 cylinders of gas, each up to around a tonne; Entonox and CO<sup>2</sup> may have less as they come in smaller cylinders:
- Medical air cylinders (12)
- O<sup>2</sup> cylinders (12)
- Entonox cylinders (8)
- CO<sup>2</sup> cylinders (8)

In addition to the main building, the application comprises:

- The delivery of a cycle storage unit to accommodate up to 12-cycles
- Formalised landscape scheme of enhancements and
- 1:1 replacement tree planting of trees covered by the group TPO.

The building is proposed to bring a 'new prominence to the main hospital entrance route'.

All 59 car-parking spaces that have been lost are to be accommodated elsewhere on the site.

Given funding and operational timescales, groundworks have already commenced on site. The applicant is aware that this is at their own risk.

## SUPPORTING CASE

None received at time of writing report.

## PLANNING HISTORY

There is extensive history on the wider hospital site. However, in relation to this part of the site the following planning history is relevant:

2/96/1506/F: Application Permitted: 16/04/97 - Construction of day surgery unit

## RESPONSE TO CONSULTATION

**Parish Council:** N/A

**Highways Authority (NCC): NO OBJECTION** As you will be aware, whilst we have no objection to the proposals, we did raise initial concern with regard to the loss of on-site parking associated with the new building proposed.

The applicant has however reviewed the proposals, and confirmed that additional parking can be provided elsewhere within the campus to offset the loss of the 59 parking spaces which will be lost as a result of the development.

In addition, they have confirmed that they are willing to appoint a Travel Plan co-ordinator and implement a site wide Travel Plan for the entire campus to encourage more sustainable travel.

Whilst I accept that the Travel Plan will need to be agreed at a later date, should you be minded to approve the application, my colleague Ian Dinmore has provided some initial comments which I would be grateful if you could pass on to the applicant.

In light of the above, I can confirm that the HA has no objection to the proposals and welcome the commitment to implement a TP going forward.

In light of the above, should you be minded to approve the application, I would recommend the inclusion conditions and informative notes relating to the provision of the replacement car parking spaces and the implementation of a Travel Plan.

**Arboricultural Officer (BCKLWN): NO OBJECTION** The application calls for the removal of a number of trees, protected by a current TPO numbered, 2/TPO/00337, to facilitate the development.

Trees are to be replaced on a 1:1 basis.

It is worth noting that the protected trees have been designated as a 'group' on the TPO numbered; 2/TPO/00337, the latest government advice states: 'The group category should be used where the individual category would not be appropriate and the group's overall impact and quality merits protection.'

Whilst the removal of these trees is regrettable, I am confident that the replacement trees (extra heavy standard, 14-16cm girth, approx. 2.5-3m tall) detailed in the arb report authored by Wharton Natural Infrastructure Consultants will mitigate the losses, and will, in time, provide a suitable replacement to the protected group of trees.

Please condition any permission to be carried out in accordance with the arb report, plans and method statement authored by Wharton Natural Infrastructure Consultants.

**CSNN: NO OBJECTION** Other than a condition relating to the development being carried out in accordance with the noise survey, this is not a development I have any concerns about as it is some distance from noise sensitive receptors and is within the current hospital site. Surface water drainage provision already appears to exist and foul will go to main sewerage system.

**Environmental Health & Housing – Environmental Quality (BCKLWN): NO OBJECTION** With respect to the above application, a Desk Study & Phase I Risk

Assessment report dated August 2021 by MRH Geotechnical Ltd. with report no. 2122-0005-DS has been submitted and reviewed accordingly.

According to the report, the earliest map from 1824 shows the site was undeveloped and a more detailed 1884 map shows a small sand pit which was abandoned by 1904. By 1967 there was no significant changes within the site vicinity except the new A149 to the east, subsequently followed by the Queen Elizabeth Maternity Hospital in 1974 amongst other hospitals. The site also does not lie within 500m of a site of special scientific interest or any landfill sites.

A site reconnaissance visit shows no evidence of contamination and no gas protection required due to its radon risk assessment. A preliminary conceptual site model shows potential sources of contaminants in soil and/or water with potential identified pathways to receptors. But a qualitative risk assessment considers the risk to be low to very low due to the unlikelihood of significant contamination being present on the site. Subsequently, the report concludes that there may be some potential for Made Ground associated with possible terracing of the site, but contamination of this material is considered unlikely.

Consequently, the information submitted does not indicate the presence of significant land contamination. However, the historical use as hospital complex means that it's possible that some unexpected contamination could be present. Therefore, I recommend a condition relating to unexpected contamination be appended to any permission granted.

**Police Architectural Liaison Officer: NO OBJECTION** The proposed layout does show that Crime Prevention Through Environmental Design features have mostly been carefully considered and incorporated into this proposal. I would be pleased to work with the agent or developer to ensure that this approach continues. This is by far the most efficient way in which to proceed with commercial developments and is a partnership approach to reduce criminal opportunity.

**Environment Agency: NO OBJECTION** Thank you for your email. We have reviewed the information submitted and have no comment to make on this application.

#### *Contamination*

The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

*Infiltration Sustainable Drainage Systems (SuDS)* The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination.

**Anglian Water: NO OBJECTION**

*Assets Affected:* Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

*Wastewater Treatment:* The foul drainage from this development is in the catchment of Kings Lynn Water Recycling Centre that will have available capacity for these flows.

*Used Water Network:* This response has been based on the following submitted documents: Flood Risk Assessment. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

*Surface Water Disposal:* From the details submitted the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

**Historic Environment Service (NCC): NO OBJECTION** There are no known archaeological implications.

**King's Lynn Area Consultative Committee (KLACC): NO OBJECTION**

**REPRESENTATIONS**

None received at time of writing report.

**LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** – Transport

**CS12** - Environmental Assets

**CS13** - Community and Culture

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM9** - Community Facilities

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main issues for consideration in the determination of this application are:

Principle of Development  
Highway Safety  
Trees  
Visual Amenity  
Neighbour Amenity  
Flood Risk and Drainage  
Ecology  
Crime and Disorder  
The Planning Balance  
Other Material Considerations

### **Principle of Development**

The development is a replacement facility within the grounds of the hospital which is within the development boundary for King's Lynn and is one of the borough's main employers and community facilities.

The development will not result in an increase in the number of patients or staff. It is however to be accommodated in an entirely new building in an area that currently accommodates 59 staff car parking spaces and a number of protected trees covered by a group Tree Preservation Order (TPO.)

Paragraph 96 of the NPPF states: *To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues...* It also states, at para 123: *Local planning authorities ... should support proposals to...b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision...*

Local policy also supports the provision of further community facilities, particularly Core Strategy Policy CS13 – Community and Culture, which makes specific reference to “...work with NHS Norfolk to ensure that new health facilities are provided to serve an expanded population particularly in growth areas in King's Lynn...”

The principle of development is therefore strongly supported subject to consideration of other relevant planning policy and guidance.

### **Highway Safety**

The Local Highway Authority raise no objection on the basis that the development will not materially increase the vehicular activity associated with the wider site and that all the lost spaces are to be provided elsewhere on the wider site. As such the status quo is retained in terms of highway / parking impacts.

Conditions requiring the provision of the additional spaces and a Travel Plan (the latter of which would result in overall betterment in terms of sustainable transport for the hospital as a whole) will be appended to any permission granted.

As demonstrated through the Transport Assessment the site is well served by modes of transport other than the private car and is therefore in line with this policy aspiration.

The development is therefore considered to accord with the NPPF and Development Plan Policies CS01, CS11 and DM17.

### **Trees**

The updated AIA states that: *Every effort has been made to limit the impact of the trees*, and the applicant's arboricultural officer has worked closely with the LPA's Arb Officer to bring forward a scheme that is acceptable to all parties and enables the construction of this important building.

The development requires the removal of trees T5, T6, T7, T8, T9, T12, T13, T18 and T19 (pedunculate oak and common walnut) these trees are identified as category B and C trees. In addition, there will be the partial loss of 3no. trees within G2. Therefore a total of 12no. trees are to be removed. However, only 11 of these trees are protected by the group TPO, and one of these trees is a category U tree. As such 10 trees will be replanted to replace the trees covered by the TPO excluding the category U tree. In addition, 3no. trees will be relocated within the application site (T14 and 2 x G3), these are category C trees, considered young enough to withstand relocation.

The approach to replacement planting of the TPO'd trees is therefore on a 1:1 basis, oak species at the locations identified on the submitted External Works General Arrangement Plan.

The protected trees have been designated as a 'group' on the TPO numbered; 2/TPO/00337. In this regard the latest government advice states: *'The group category should be used where the individual category would not be appropriate and the group's overall impact and quality merits protection.'*

Whilst the removal of these trees is regrettable, the LPA's Arb Officer has stated that he is confident that the replacement trees (extra heavy standard, 14-16cm girth, approx. 2.5-3m tall) will mitigate the losses, and will, in time, provide a suitable replacement to the protected group of trees.

Any permission granted will be conditioned to be carried out in full accordance with the amended Arboricultural Impact Assessment, Arboricultural Method Statement and relevant Arb plans that are contained within these documents and identified on the External Works General Arrangement Plan.

## **Visual Amenity**

The materials palette across the wider site varies as a result of the evolution of the hospital and new constructions over time. It is largely buff brick, with white/grey partial cladding, cream render and flat roofs.

It is considered that the two storey, flat roof building, that is to be clad in seven gold Europanels above a grey brick plinth, will nestle appropriately within the context of the neighbouring staff facility buildings to the north and the Day Surgery Unit to the west.

It is acknowledged the site lies on higher ground than the day nursery to the south, and will therefore, when viewed from Gayton Road, be viewed above the roof line of the day nursery in the foreground. However, the scale will still be lower than the existing tree belt to the north the latter of which will continue to be viewed beyond.

Whilst the building will be clearly visible, it is considered its scale, mass, design and materials are acceptable given its location within the wider hospital site and the existing hospital buildings.

Details of subsidiary building (transformer and fencing in immediate the vicinity thereof) shall be suitably conditioned.

## **Neighbour Amenity**

The building is separated from all existing residential properties by existing built form associated with the hospital. There would therefore be no material overbearing, overshadowing or overlooking issues. As such CSNN raise no objections in relation to neighbour amenity given the distances and existing structures separating the building and existing residential uses.

A noise impact assessment accompanied the application and CSNN have requested a condition relating to this assessment. However, given the distances and means of separation outlined above, such a condition is not considered reasonable or necessary.

## **Flood Risk and Drainage**

A Flood Risk Assessment (FRA) and Surface Water Drainage Strategy, in line with national guidance has been prepared and accompanies the planning application. The FRA identifies that the Site lies within land categorised as Flood Zone 1, which is land of the lowest probability of flooding, notably the site itself is raised.

The FRA advises a hospital is considered 'More vulnerable' development but which is appropriate in Zone 1 and the exception test is not required.

The Strategy identifies that foul will be discharged to the mains. Surface water runoff from the proposed building shall discharge to the existing surface drainage system at a restricted rate of 10 litres/sec for all storm events up to and including the % AEP event with a 40% allowance for climate change. This a betterment compared to the predevelopment run-off rates.

## **Ecology**

A preliminary ecological appraisal accompanies the application.

This identifies the main habitats on site as amenity grass and scattered trees.



Potential ecological constraints include: nesting birds, foraging and commuting bats, hedgehog, badgers and common amphibians. However, this is limited due to the existing nature of the site (an active car park) and mitigation in the form of bat and bird boxes on the building and retained trees which will be suitably conditioned if permission is granted.

No further survey works are required although precautionary working methods in relation to the construction phase (in relation to badgers, common amphibians and hedgehogs) are suggested. It also suggests that suitable vegetation (for nesting birds) should be removed outside of the breeding bird season (March to September). In relation to this latter point as these areas have already been removed (outside of the breeding season) it is not necessary to condition this element.

However, precautionary working methods and the provision of bat and bird boxes will be suitably conditioned if permission is granted.

The development is therefore considered to accord with the NPPF and Development Plan Policies CS01, CS03 and CS12.

### **Crime and Disorder**

The Police Architectural Liaison Officer (PALO) made a number of recommendations. However, these were issues that extended beyond planning and could not therefore be conditioned. Notwithstanding this the hospital and PALO are working together outside of the planning system to ensure a development that is as secure as possible.

### **Other Material Considerations**

*EIA:* The application was screened in terms of EIA. The conclusion of the screening is that the development is not EIA development.

*Waste management* will be dealt with as part of the wider hospital strategy, with provision internally to the building only for separating waste as appropriate.

*The Contamination Desk Study* confirms the Site is considered to have an overall low to very low risk of significant contamination on Site. Contamination matters are therefore not a constraint to the proposed development, and the CSNN team has confirmed that they only require a condition pertaining to any unexpected contamination.

### **The Planning Balance**

There are three overarching objectives the Government consider will enable the achievement of sustainable development, these are interdependent and need to be mutually supportive of each other, and are:

- a) an economic objective
- b) A social objective and
- c) An environmental objective.

Taking each in turn:

a) *An Economic Objective:* there are significant benefits associated with the development proposals. The construction industry is recognised as an important provider of economic growth and therefore in direct economic benefits to the construction industry will arise as a result of the development. The Applicant is utilising underused land now instead of the need to purchase further land at a cost to the state and thus the economy. Whilst it is not expected new jobs will be created, as this is delivering a facility to deal with existing pressures, it will

enable the retention of existing medical and service staff. This weighs heavily in favour of the proposed development.

*b) A Social Objective:* the application promotes the delivery of infrastructure that supports the health and wellbeing of the local population. This weighs heavily in favour of the proposed development.

*c) An Environmental Objective:* the proposal will reuse existing previously developed land with the target minimum BREEAM 'very good' rating (although this is outside of the remit of the planning system), and will require the submission and implementation of a Travel Plan (within 12 months of the first use of the building) which will result in overall betterment in relation to sustainable transportation for the site as a whole. However, the development would result in the loss of 11 mature category B and C trees, 10 of which are covered by a group TPO, which is regrettable. These are to be replaced with appropriate replacement trees that over time will fully mitigate the loss. This suggests a neutral outcome, albeit some time into the future.

## **CONCLUSION**

The development is necessary in terms of the quality of operation of the hospital, which serves a wide area and has vital social and indeed economic function. The NPPF makes it clear that such development should be supported wherever possible, and local policy strongly supports the proposal in principle.

Notwithstanding this, the development will have some negative impact in relation to the loss of 11 mature trees (10 of which are protected.) However, this loss is mitigated to an extent by the provision of 10 trees to replace those covered by the group TPO, and the LPA's Arboricultural Officer raises no objection. The 59 car parking spaces that were lost are being accommodated elsewhere on the wider site, and this will be conditioned if permission is granted. A Travel Plan is also proposed to aid transport to and from the site.

Overall, it is considered that the strong policy support for this new medical facility, and the social and economic benefits it brings strongly outweigh any negative aspects, mainly the loss of the protected trees.

No objections have been received in relation to the proposed development that is considered to accord with the NPPF and Development Plan Policies CS01, 03, 08, 10, 11, 12, 13, DM1, 2, 9, 15 and 17.

It is therefore recommended that this application be approved subject to the following conditions.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be completed in accordance with the following approved plans drawing nos:

END-IBI-XX-XX-PL-A-700-0002 Rev.P2 Site Location Plan  
END-IBI-XX-XX-PL-A-700-0003 Rev.P1 Site Plan – Existing Site Levels  
END-IBI-XX-XX-PL-A-700-0008 Rev.P2 Retaining Wall Elevations  
END-IBI-XX-XX-PL-A-700-0009 Rev.P2 Site Plan – Displacement Car Park

END-IBI-XX-XX-GA-LA-700-0001 Rev.P7 External Works General Arrangement Plan  
END-IBI-XX-GF-SP-A-700-0001 Rev.P9 Site Plan  
END-IBI-WB-GF-PL-A-200-0001 Rev.P6 Ground Floor Plan  
END-IBI-WB-01-PL-A-200-0002 Rev.P6 First Floor Plan  
END-IBI-WB-R1-PL-A-240-0001 Rev.P1 Roof Plan  
END-IBI-WB-XX-EL-A-200-0001 Rev.P5 General Arrangement Elevations  
END-IBI-WB-XX-SE-A-200-0005 Rev.P4 General Arrangement Sections  
END-DSS-WB-00-DR-E-68001 Rev.P4 Proposed Ground Floor Security Layout  
END-IBI-XX-XX-LL-A-700-0006 P1 Gas Cylinder and Water Tank Enclosure

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The development hereby permitted shall be carried out in full accordance with the Arboricultural Impact Assessment (Ref: 210820 1316 AIA V3 dated 5 November 2021) and the Arboricultural Method Statement (Ref:21108 1316 AMS V1 dated 10 November 2011) and the plans contained therein as well as in accordance with drawing no: END-IBI-XX-XX-GA-LA-700-0001 Rev.P7 External Works General Arrangement Plan.
- 2 Reason: To ensure that the existing trees are properly protected and that the replacements are compatible in accordance with the NPPF and Development Plan.
- 3 Condition: Within three months of the date of this permission the 59 displaced car parking spaces shall be laid out, demarcated, levelled, surfaced and drained in accordance with drawing no: END-IBI-XX-XX-PL-A-700-0009 Rev.P2 Site Plan – Displacement Car Park. The spaces shall thereafter be retained for that specific purpose.
- 3 Reason: To ensure the permanent availability of sufficient parking / manoeuvring areas in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan.
- 4 Condition: Prior to the first use of the development hereby permitted, or in accordance with a programme to be agreed in writing with the Local Planning Authority, all hard and soft landscape works shall be carried out in accordance with drawing no: END-IBI-XX-XX-GA-LA-700-0001 Rev.P7 External Works General Arrangement Plan. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition: Unless otherwise agreed in writing the development shall be carried out using the following materials on the main building:
  - Europanel F5 cladding (seren gold)
  - Grey brick plinth
  - Rainwater goods to match cladding (in terms of colour)
  - Window and door frames to be agreed in writing prior to their insertion.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 6 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition: During the construction phase(s) of the development hereby permitted:
- any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the development area
  - all excavations shall be battened at a 45-degree angle or ramps shall be positioned to allow escape should animals become trapped and
  - all site machinery and materials shall be appropriately stored to avoid harm to animals
- 7 Reason: In the interests of biodiversity and geodiversity in accordance with the NPPF and Development Plan.
- 8 Condition: Prior to the first use of the development hereby permitted a plan, produced by a suitably qualified ecologist, that shows the locations of bat and bird boxes on the new building and retained trees shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be erected on site in accordance with the approved plan prior to the first use of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, and shall thereafter be retained and maintained as approved.
- 8 Reason: In order to protect and enhance biodiversity and geodiversity in accordance with the NPPF and Development Plan.
- 9 Condition: Notwithstanding the approved plans prior to any works on the transformer and fencing in its immediate vicinity full details in the form of scale plans shall be submitted to and agreed in writing by the Local Planning Authority. The transformer and fencing shall be constructed / erected in accordance with the approved details.
- 9 Reason: For the avoidance of doubt and in the interests of proper planning.
- 10 Condition: Within 12 months of the first use of the development hereby permitted a Travel Plan (the details of which shall be submitted to and agreed in writing by the Local Planning Authority) shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.  
Your attention is drawn to Informative 2 of this decision notice that relates to this condition.

- 10 Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with the NPPF and Development Plan.