

Places & Planning

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Head of Service

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

WYG
100 St John Street
London
EC1M 4EH

Ref: 16/01066/F



TOWN AND COUNTRY PLANNING ACT, 1990 AND LOCAL GOVERNMENT ACT, 1972 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

The Council of the Borough of Reigate and Banstead, as District Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, and Part IX of the Local Government Act, 1972 **DO HEREBY GRANT** permission for the development specified in the First Schedule hereto subject to the conditions (if any) specified in the Second Schedule for the reason specified in the Third Schedule hereto.

FIRST SCHEDULE

The development specified in the application for planning permission dated 3rd May 2016

Marketfield Public Car Park Marketfield Road Redhill Surrey RH1 1RH

Demolition of existing buildings and redevelopment to provide new multi-screen cinema and flexible retail, restaurant and cafe units (use classes A1 and/or A3 and/or D2) at ground and first floor level and residential apartments within buildings comprising part five, part six, part ten and part thirteen storeys together with basement car parking and access, cycle storage and associated facilities including new amenity space and public realm. As amended on 17/06/2016, 20/06/2016, 09/09/2016 and 25/11/16

SECOND SCHEDULE

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Elevation Plan	AA3983-2200		03.05.2016
Elevation Plan	AA3983-2201		03.05.2016
Elevation Plan	AA3983-2202		03.05.2016
Elevation Plan	AA3983-2203		03.05.2016
Elevation Plan	AA3983-2204		03.05.2016
Elevation Plan	AA3983-2206		03.05.2016
Elevation Plan	AA3983-2207		03.05.2016
Street Scene	AA3983-2210	03.05.2016	
Combined Plan	AA3983-2220		03.05.2016
Combined Plan	AA3983-2221		03.05.2016

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Combined Plan	AA3983-2222	03.05.2016
Combined Plan	AA3983-2225	03.05.2016
Combined Plan	AA3983-2230	03.05.2016
Combined Plan	AA3983-2231	03.05.2016
Combined Plan	AA3983-2232	03.05.2016
Combined Plan	AA3983-2240	03.05.2016
Section Plan	AA3983-2240	03.05.2016
Section Plan	AA3983-2251	03.05.2016
Section Plan	AA3983-2252	03.05.2016
Section Plan	AA3983-2253	03.05.2016
Combined Plan	AA3983-2225 A	03.05.2016
Section Plan	AA3983-2101 B	20.06.2016
Floor Plan	AA3983-2100 C	03.05.2016
Floor Plan	AA3983-2102	03.05.2016
Floor Plan	AA3983-2103	03.05.2016
Floor Plan	AA3983-2104	03.05.2016
Floor Plan	AA3983-2105	03.05.2016
Elevation Plan	AA3983-2205 A	25.11.2016
Elevation Plan	AA3983-2208 B	25.11.2016
Elevation Plan	AA3983-2209 A	25.11.2016
Combined Plan	AA3983-2241 A	25.11.2016
Site Layout Plan	AA3983-2006 A	25.11.2016
Site Layout Plan	AA3983-2005	03.05.2016
Site Layout Plan	AA3983-2002	03.05.2016
Location Plan	AA3983-2000	30.05.2016

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Sh2.

4. No above ground works or superstructure works shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority. It is expected that the materials will follow those listed in the Design and Access Statement and the development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Sh2, Ho9 and Ho13.

5. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies Pc4 and Pc12 of the Reigate and Banstead Borough Local Plan.

Informative: The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

6. No above ground works or superstructure works shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features and replacement tree planting has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

7. A landscape management plan, including long term design objectives management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To preserve and enhance the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Pc4.

8. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses on to Marketfield Road (including changes to local parking restrictions) and Marketfield Way (including the required relocation of the adjacent controlled pedestrian crossing) have been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

9. The development hereby approved shall not be first occupied unless and until the existing access from the site to Marketfield Road has been permanently closed and any kerbs, verge, footway, fully reinstated (other than that created for the new access) in accordance with RGP drawing 2016/3441/003.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the for vehicles to be parked for the loading and unloading of 6 light goods vehicles and 3 heavy goods vehicles and for vehicles to turn so that they may enter and leave the site in forward gear, site in accordance with RGP drawing 2016/3441/002. Thereafter the parking / loading and unloading /turning areas shall be retained and maintained for their designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

11. The development hereby approved shall not be first occupied unless and until a service management plan specifying arrangements for deliveries to and removals from the site, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused, and
 - (j) on-site turning for construction vehicles; and
 - (k) a communications plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

12. The development hereby approved shall not be first occupied unless and until a service management plan specifying arrangements for deliveries to and removals from the site, to include details of:
- (a) The types of vehicles to be used and hours of operation
 - (b) The dimensions and layout of lorry parking and turning areas
 - (c) The management of delivery scheduling
 - (d) The management of vehicle conflict at the exit onto Marketfield Way, and
 - (e) The use of banksman/general risk management.
- has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

13. Prior to first occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Plan shall be implemented on first occupation and for each and every subsequent occupation of the development, thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 4 "Promoting Sustainable Transport " in the National Planning Policy Framework 2012.

14. a) No development shall be commenced until a Training and Employment Strategy, detailing how the proposed development during the construction phase, will provide opportunities specific to the needs of the local area, has been submitted to and approved in writing by the Local Planning Authority.
- b) No development shall be occupied until a Training and Employment Strategy, detailing how the proposed development during the operational phase, will provide opportunities specific to the needs of the local area, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides economic and social benefits to the town with regard to Policy Em1 of the Reigate and Banstead Borough Local Plan 2005.

15. No above ground works or superstructure works shall be commenced until details of a scheme to update the wayfinding signage within the town centre have been submitted to and approved by the Local Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that town centre signage remains relevant and up to date and to promote the scheme as a visitor attraction with regards Policies RE2 and Sh2 of the Reigate and Banstead Borough Local Plan 2005.

Informative: For more information on the requirements of the above two conditions please contact the Council's Regeneration team.

16. An open book appraisal shall be submitted to the Local Planning Authority setting out the actual development costs and values as achieved. 50% of any development profit achieved above a level of 15% profit on cost shall be provided as an affordable housing contribution in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the penultimate residential unit.

Reason: To ensure that a contribution towards affordable housing is provided if development viability allows, in accordance with Policy CS15 of the 2014 Core Strategy.

17. Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:
- Detailed development layout at an appropriate scale;
 - a drainage layout detailing the exact location of SUDs elements, including finished floor levels;
 - details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations.
- The development shall then be carried out in strict accordance with the details.

Reason: To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

18. Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SUDS elements shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

19. Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

20. The development shall be carried out in accordance with the mitigation measures set out in the Air Quality Assessment dated 6th April 2016.

Reason: To ensure that the development does not have any adverse air quality impacts with regards Policy Ho9 of the Reigate and Banstead Borough local Plan 2005.

21. The development shall be carried out in accordance with the Ventilation Strategy report dated 20 April 2016 undertaken by Cudd Bentley Consulting.

Reason: To ensure that a successful ventilation strategy can be achieved with regards Policy Ho9 of the Reigate and Banstead Borough local Plan 2005.

22. The development shall be carried out in accordance with the Sustainability Statement report dated 28 April 2016 undertaken by Cudd Bentley Consulting and the energy and CO2 reductions contained therein.

Reason: To ensure that the development would reduce greenhouse gases with regards Policies CS10 and CS11 of the 2014 Core Strategy 2014 and Ho9 of the Reigate and Banstead Borough local Plan 2005.

23. The development shall be carried out in accordance with the environmental improvements as set out in the BREEAM Pre Assessment Report dated 28 April 2016 undertaken by Cudd Bentley.

Reason: To ensure that the development would reduce greenhouse gases with regards Policies CS10 and CS11 of the 2014 Core Strategy and Policy Sh2 and Re2 of the Reigate and Banstead Borough local Plan 2005.

24. The development shall be carried out in accordance with the ecological mitigation and enhancement measures as set out in the Ecology Report dated April 2016 undertaken by WYG.

Reason: To ensure that the development would respect the ecological environment with regards Policy CS10 of the 2014 Core Strategy.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), the retail units 1 to 11 shall be for use classes A1, A3 or D2 gym only and shall not be sub-divided without the prior written consent of the Local Planning Authority.

Reason: To ensure that suitable retail and associated facilities are provided in this location with regards policy Sh10 of the Reigate and Banstead Borough Local Plan 2005.

26. The development shall be carried out in accordance with the flood risk management measures as set out in the Site Specific Flood Risk Assessment dated August 2016 undertaken by Richard Jackson Engineering Consultants Ltd.

Reason: To ensure that the development would not exacerbate the flood risk with regards Ut4 of the Reigate and Banstead Borough Local Plan 2005.

27. No development or other groundworks shall take place north of the proposed building extent unless and until a written Phase 1 and 2 Environmental Risk Assessment report(s) has been submitted to and approved in writing by the local planning authority

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of the wider environment with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

Informative: The report should include but not be limited to an assessment of contamination sources, pathways and receptors and enable the presentation of all

plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in broad accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

28. Should ground contamination be identified that requires remediation then a remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of the wider environment with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

29. Prior to occupation, if development north of the proposed building extent has taken place, a remediation validation report for the investigation area shall be submitted to and approved by the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of the wider environment with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

30. Contamination not previously identified, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary by the Local planning Authority development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of the wider environment with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

THIRD SCHEDULE

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS6, CS7, CS10, CS11, CS15, CS17, Pc4, Em1a, Sh1, Sh2, Sh3, Sh5, Ho2, Ho9, Ho9a, Ho13, Ut4, Mo4, mo5, Mo6, Mo7, Mo9, Mo10, Mo13 and material considerations, including third party representations. It has been concluded that whilst the development would not be in strict accordance with Policy Em1a of the Borough Local Plan, the significant benefits of the scheme far outweigh this harm and as the development is in accordance with all other policies in the development plan there are no material considerations that justify refusal in the public interest.

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 where possible, as set out within the National Planning Policy Framework.

INFORMATIVES

1. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
2. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The developer is advised that it is an offence to obstruct or divert the route of any right of way unless carried out in complete accordance with appropriate legislation.
6. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

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7. The applicant is advised of the comments of the Surrey Crime Prevention Design Advisor with regards achieving Secured By Design accreditation.
8. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
9. The applicant is advised that separate advertisement consent may be required for any proposed signage or advertisement to be displayed on the premises.
10. The essential requirements for an acceptable communication plan, as required by Condition 12 above, are viewed as:
 - (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - (iv) the name and contact details of the site manager who will be able to deal with complaints; and
 - (v) how those who are interested in or affected will be routinely advised regarding the progress of the work.

Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

11. The applicant is advised to contact Council's Neighbourhood Services Department with regards the refuse bin requirements for the development.
12. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

13. It should be noted that the Committee was keen to see alternative storage facilities provided for the market so that it could continue to operate during the development phase and thereafter.

Please remove any site notice that was displayed on the site pursuant to the application.

Dated this 20th January 2017

Luci Mould

Head of Places & Planning (duly authorised in this behalf)

Any approval given herein relates only to development under the Town and Country Planning Act, 1990. Consent under the Building Regulations may also be necessary