

APPLICATION NUMBER: 2020/36310

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| Ward: | Great Sankey North and Whittle Hall |
| Date Registered: | 17-Jan-2020 |
| Case Officer | Pauline Shearer |
| Applicant: | Neil Ritchie, Little Acorns Group Limited |
| Location: | Plot 2010 Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, WA5 3LP |
| Proposal: | Full Planning - Proposed Two storey Day Nursery, with associated parking and external play areas |

Recommendation: Approve subject to Section 106 Agreement

Conditions and/or Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 17th January and 10th February 2020.

(b) Submitted drawing No's 18007 AP(04)01 P0; 18007 AP(04)00 P1; 18007 AP(05)01 P; 18007 AP(9-) 01 P0 received on 17th January 2020 and Amended Design and Access Statement received 10th February 2020.

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. None of the buildings hereby approved shall be used/occupied until a bin storage scheme has been submitted to and approved by the Local Planning Authority. The approved bin storage scheme shall be implemented prior to first use/occupation of the development hereby approved and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy QE7 of the Warrington Core Strategy.

4. No development shall begin until details of site levels have been submitted and approved in writing by the Local Planning Authority.

Reason:- In the interests of the successful development of the site and to comply with LPCS Policies QE6 and QE7 and the NPPF.

5. Prior to any above ground works, full details of all facing and roofing materials to be used in the construction of the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. This shall include specification, manufacturers details and photographs. Only approved materials shall be implemented on site in accordance with approved plans.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

6. Contaminated Land Condition: Characterisation & Remediation Strategy
No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:
A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
- Preliminary Risk Assessment (PRA or Desk Study)
 - Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
 - Detailed Quantitative Risk Assessment (DQRA)
 - Remedial Options Appraisal
- Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.
- B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.
- The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).
- Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).
- Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site (NPPF Para179).

7. Contaminated Land Condition: Completion
The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):
A: REMEDIATION & VERIFICATION: Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and

verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of

the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site (NPPF Para179).

8. Prior to the commencement of use, a noise management scheme for the operation of the nursery shall be submitted to the Local Planning Authority for written approval. The noise management scheme shall review all noise making activities and shall identify appropriate control methodologies for reducing and/or limiting noise in the outdoor areas which is likely to be audible at nearby residential properties. This may consider activities permitted within the outdoor areas, times and durations of activities across the permitted operational hours, restrictions on number of children outside at any given time or other considerations not discussed here. The scheme shall be reviewed periodically to monitor its ongoing effectiveness but shall be reviewed again within a week of receipt of any justified noise complaint. Once approved, the scheme and all identified control measures (in the latest update) shall be implemented as agreed and shall be maintained for the duration of use.

Reason: To provide an ongoing monitoring and control review to prevent an increase in noise levels and protect the amenity of any residents due to the external activities of the childrens nursery. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 170(e) & 180(a) of the National Planning Policy Framework (February 2019); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

9. Except for site clearance and remediation no development shall commence until a scheme for the design and construction of a 2m wide footway between the nursery pedestrian access and main Lingley Mere Business Park access, including timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall subsequently be implemented prior to first occupation of the development hereby approved.

Reason: To ensure that adequate provision is made for pedestrian access to the site; and to establish measures to encourage non-car modes of transport and to comply with LPCS MP3 and the NPPF..

10. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance and to comply with LPCS Policies MP1 and MP3 and the NPPF..

11. Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport and to comply with LPCS Policy MP3 and the NPPF..

12. The number of children attending the development hereby approved shall not exceed 104 at any one time.

Reason: To ensure that the highway network is adequate to cater for the development proposed and in order that the traffic generated by the development does not exacerbate unsatisfactory highway/transportation conditions and to comply with LPCS Policies MP1 and MP3 and the NPPF.

13. Prior to first occupation of any building(s) hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development - incorporating a replacement tree planting provision, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting

season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

14. Prior to the commencement of the development of each phase, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and designed to prevent the discharge of water onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be carried out in accordance with the approved details.

Reason: In order to secure satisfactory drainage for the development and to manage the risk of flooding and pollution. The drainage details will need to be installed and understood at an early stage in the development process and therefore it is appropriate to require this detail prior to commencement of development.

15. Foul and surface water shall be drained on separate systems.

Reason: In order to secure satisfactory drainage for the development and to manage the risk of flooding and pollution.

1. Noise Informative: Working Hours For Development Sites

In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following

recommended construction/demolition hours for all works on site.

Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00

hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints

by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action

being pursued by Public Protection Services to enforce the recommended hours.

Contact: For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

Information Informative: Environmental Protection Supplementary Planning Document (SPD)

For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality

Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection

Supplementary Planning Document on the Warrington Borough Council website:

https://www.warrington.gov.uk/downloads/file/4089/spd_environmental_protection
Contact: For further verbal advice please contact the Contaminated Land team on 01925 442581, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

Lighting Informative: Installation of Lighting Schemes

Any external area lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill, efficiency and appropriate hours of operation based on the need for the lights. Advice can be obtained from: Institution of Lighting Professionals, Regent House, Regent Place, Rugby, CV21 2PN. <https://www.theilp.org.uk/home/> or other equivalent professional organisations.

2. Trees shall not felled during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person).

SUMMARY OF KEY REASONS FOR RECOMMENDATION

Proposed two storey Day Nursery with associated parking and external plan areas

- Principle of Development – The proposed use is acceptable as complementary to the existing employment use.
- Residential Amenity - No impact on existing or future residential occupiers.
- Design – Acceptable in this location and appropriate for the use.
- Transportation and Highway Safety – No impact on highway safety subject to conditions.

OFFICER'S REPORT

1. APPLICATION SITE AND SURROUNDINGS

- 1.1. The location is Plot 2010 Lingley Mere Business Park, Lingley Green Avenue, Great Sankey WA5 3LP which is within an Employment Area in the west of Warrington. The site is an undeveloped segment of the existing Lingley Mere Business Park, bounded to the west, north and east by the site access road and to the south by the Fire Service Training Centre. The site is accessed from this surrounding road via the existing access into it from the north.
- 1.2. The site lies within Lingley Mere, an established Business Park located approximately 3 miles west of Warrington Town Centre. The proposed site lies immediately to the east of the business park's entrance.

2. DESCRIPTION OF PROPOSAL

- 2.1. This application is for the relocation of Stepping Stones Day Nursery to a new building on a vacant plot north of the existing North West Fire Control building. Stepping Stones Day Nursery is already established (since 1996) at Lingley Mere Business Park and currently occupies temporary accommodation at the north-west corner of the business park.

3. AMENDED PLANS

- 3.1. Amended plans were negotiated and submitted by the applicant and have resulted changes to the original submission, which can be summarised as:
- *Changes to the Design and Access Statement to show an alternate materials pallet.*
- 3.2. Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s. Notwithstanding this, all representations received are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment.

4. LOCAL REPRESENTATIONS

- 4.1. General Public
- 4.2. The applications was publicised by 8 neighbour notification letters and site notice. As a result no objections have been received.
- 4.3. Ward Councillors – No comments received.
- 4.4. Parish Council – No comments received from Great Sankey Parish Council.

5. CONSULTEES

Warrington BC Transport Planning and Development Control - no objection subject to conditions for the provision of a footpath link; provision of car parking as shown; cycle parking; and limiting children numbers.

Warrington BC Transport Environmental Protection - no objection subject to conditions relating to ground conditions and noise.

Warrington BC Landscapes - no objection subject to condition relating to replacement tree planting.

Greater Manchester Ecology Unit - no objection subject to condition for the provision of replacement tree planting and advice regarding bird nesting season avoidance.

United Utilities - no objection subject to conditions relating to separation of foul and surface waters and surface water drainage in accordance the NPPF drainage hierarchy.

6. RELEVANT SITE HISTORY

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| Planning Ref: | 97/36692 |
| Description of Development | Proposed temporary office building and provision of car parking |
| Decision | Approved |
| Date of Decision | 08/08/1997 |
| Planning Ref: | A00/42073 |
| Description of Development | Proposed 26 no. Modular buildings to provide office accommodation |
| Decision | Approved |
| Date of Decision | 17/11/2000 |
| Planning Ref: | 2004/03286 |
| Description of Development | Outline application for extension to existing business park comprising total of 20,093 square metres of offices and 980 car parking spaces. Phase 1A (5777 sq. metres) including full details for approval; Phases 1B and 1C (14316 sq. metres) |
| Decision | Approved |
| Date of Decision | 13/10/2004 |
| Planning Ref: | 2007/10730 |
| Description of Development | Application for consent to display externally illuminated signage |
| Decision | Approved |
| Date of Decision | 11/07/2007 |
| Planning Ref: | 2011/17848 |
| Description of Development | Proposed installation of Solar Photovoltaic System upon the roof of Thirlmere House |
| Decision | Approved |
| Date of Decision | 09/05/2011 |

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| Planning Ref: | 2012/20299 |
| Description of Development | Outline planning application for offices (maximum 8808 sq m floorspace - use class B1); 591 car park spaces, access arrangements and associated infrastructure - to replace development permitted previously under 2004/03286 (all matters of appearance, land |
| Decision | Approved |
| Date of Decision | 21/09/2012 |

7. PLANNING POLICY

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

- 7.2. The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.
- 7.3. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.
- 7.4. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014)

CS1 – Delivery of Sustainable Development
CS2 – Quantity and Distribution of Development
CS4 - Transport
CS8 - (Strategic proposal – Omega and Lingley mere)
SN6 – Sustaining the Local Economy and Services
PV1 - (Development in Existing Employment Areas)
QE4 – Flood Risk

QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place
MP1 – General Transport Principles
MP3 – Active Travel

Supplementary Planning Documents

Planning Obligations SPD (January 2017)
Environmental protection (May 2013)
Parking Standards SPD (March 2015)
Design and Construction SPD (2010)
Warrington Design Guidance Notes (DGNs)

8. EQUALITIES ACT (2010)

- 8.1. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

9. ASSESSMENT

- 9.1 Principle – The site lies within an area designated for strategic purpose within the Core Strategy and in particular primarily for B1(a) and B2 employment uses. As such Policy CS8 – Strategic Proposal – Omega and Lingley Mere applies. With regard to proposal for uses other than these, the policy states:

In the interests of creating a sustainable business community, ancillary uses of an appropriate scale and nature to provide a business services hub to serve the development as a whole, such as retail, leisure, hotel and conference facilities will be supported. Retail development may also be acceptable. In all cases such uses should create and / or support a viable commercial hub and will be required to demonstrate:

- *the supply and flexibility of employment land is not compromised over the Local Plan period; and*
- *the release of any land for housing would not compromise the Council's Overall Spatial Strategy with regards the quantity and distribution of development.*

- 9.2 Also relevant is Core Strategy Policy PV1 which seeks similar provisions from proposals for non B1, B2 and B8 uses and states:

Development within existing employment areas for purposes other than those listed above (B1, B2, B8) will be permitted where it can be demonstrated that:

- *the development relates to ancillary services which will support the employment area by making it more sustainable, viable and/or attractive or;*
- *the site is no longer suitable or viable for employment uses and;*
- *the proposal will not undermine the viability of existing employment uses in close proximity to the site and;*
- *the alternative use is in accordance with or does not undermine the Overall Spatial Strategy.*

Where possible, the ability to retain an element of employment development within the site will be encouraged.

- 9.3 In both policies, the stated list of ‘ancillary uses’ is not exhaustive and it is reasonable to include a nursery facility within this category. Both policies therefore require the proposal to be supported with a demonstration of its impact on the supply, viability and flexibility of employment land delivery over the plan period.
- 9.4 The use will vacate an existing unit on the Business Park, however it is unclear as to the future use of that unit. In order to protect the vacated unit for employment uses, the applicant has agreed to enter into a unilateral legal agreement to ensure the building that is being vacated, is used in accordance with the over-arching use class of the site indicated in the LPCS, i.e.B1(a) or BE2.
- 9.5 Residential Amenity – The impact of the proposal on the amenity the existing occupiers is material in the consideration of this application. LPCS Policy QE6 states that the Council will only support development which would not lead to adverse impact on the environment or amenity of future and current occupiers, nor the surrounding area. In this instance there are no resulting detrimental impacts and the proposal complies with LPCS Policy QE6.
- 9.6 The nearest affected residential occupiers are those that will be living in those under construction to the east. The nearest are those on plots 142-147 which are over 50m from the site and mostly have rear windows facing the building and those of plots 148 & 149 which are approximately 30m from the building and will have frontage windows with angled views of it. Having regard as a point of reference to assist in assessing visual impact, to the Council’s interface standards (House Extensions Guidelines, 2003) that are usually allowed between habitable room windows and windowed elevations within *residential* developments. Standards allow for an interface of 21m, with an additional 3m required for each additional floor, between habitable windows. Given that the windows of the proposed nursery are not habitable and given also, the distances involved between it and the dwellings under construction, there will be not significant harm resulting from loss of privacy. It is also the case that the building is sufficient distance from these properties to not have any significant impact on the outlook of the future occupiers.
- 9.7 The Council’s Environmental Health officer raised concerns regarding the potential impact on both the nearby residential area and the commercial occupants. As such a condition is recommended that a noise management scheme condition should be implemented to review and monitor noise levels at the site in order to control the overall noise emitted from the outdoor play areas. Some consideration of the hours of outdoor play should also be covered within the noise management scheme – as specific specified hours for the outdoor use (or for some of the noisier activities at least), may reduce the potential adverse impacts arising from outdoor play. The applicant has agreed to this measure.
- 9.8 As such and on the basis of the recommended condition, in this regard the proposal complies with LPCA Policy QE6 and the NPPF.
- 9.9 Design – This is a material consideration in the determination of this application. Policy QE7 states that the Council will look positively upon proposals that are designed to, amongst other criteria, enhance the character, appearance and function of the street scene, local area and wider townscape; and harmonise with the materials of adjacent buildings. In this instance there are no resulting detrimental impacts and the proposal complies with LPCS Policy QE7.
- 9.10 The proposed site is within the employment allocation of Lingley Mere which is a mixture of modern buildings and is near to a modern residential development

currently under construction. The proposed building design has an interesting split mono pitch roof design with single storey, rising to two storey sections.

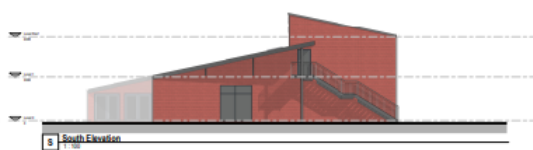
- 9.11 The applicant has amended the proposed treatment of the elevations to better harmonise with the immediate surroundings and provide a light appearance. The final materials submission will be the subject of a planning condition. A landscaping condition is required to ensure the satisfactory treatment of the site perimeters, to accompany the proposed black railings and for the provision of a replacement tree on the site.
- 9.12 It is considered therefore that there is a resulting positive impact on visual amenity of the site and wider area and on this basis the proposal complies with LPCS Policy QE7 and the NPPF.
- 9.13 Transportation and Highway Safety — Local Plan Core Strategy Policy MP1 requires development to consider demand management measures; and adhere to locally determined car and cycle parking standards and MP3 expects a high priority to be given to the needs and safety of pedestrians and cyclists. This is underpinned through the NPPF which advises refusal of proposals which would result in an unacceptable impact on highway safety.
- 9.14 It is understood that the nursery currently operates within the business park and that it primarily serves the needs of the business park occupants; the nursery will relocate to the new site on completion. The road network serving Lingley Mere Business Park does not form part of the highway and is private, however, the need to ensure the effective and safe operation of the network still applies. The location of the site is convenient to bus stops utilised by services within the private road network and on Lingley Green Avenue. However, the pedestrian linkage between the site and the footway network is poor and a new footway is required on the southern side of the access road linking the nursery pedestrian entrance with the footway network at the main access to Lingley Mere Business Park; this can be addressed by condition which the applicant has agreed to.
- 9.15 The proposed parking provision and layout is considered appropriate for the size of the nursery and should cater adequately for staff and drop-off movements and refuse collection vehicles and larger servicing vehicles can be accommodated on street with smaller service vehicles can be accommodated within the car park area. It is noted that cycle parking for 10 cycles is proposed but further detail is required to ensure that this is secure and covered; this can be addressed by condition.
- 9.16 On this basis WBC Transportation have confirmed that there are no adverse highway conditions arising from the proposal and no objections subject to conditions relating to provision of a footway; car parking as shown; cycle parking details; and a limitation of children numbers to 104 at any one time. As such the proposal complies with LPCS Policies MP1 and MP3 and the NPPF and is acceptable.

10. CONCLUSIONS AND RECOMMENDATIONS

- 10.1 The proposal results in development which is compatible with the surrounding area without detriment to highway safety and amenity and as such is acceptable and complies with LPCS Policies CS8, MP1, MP3, QE6, QE7 and PV1 and the NPPF.

11. PLAN EXTRACTS

Site Location Plan:

[illegible][illegible]

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|----|--|---|----------------------------|
| GA | Georgia Institute of Technology Architecture + Urban Design 1400 North Avenue NE Atlanta, GA 30302 Tel: 404/875-6200 | SEN: Lingling Shao Proposed: 10/1/2018 | |
| | | TERRY: AP/08/21 404/875-6200 2018/10/01 | 404/875-6200 2018/10/01 |

Case Officer Site Photos Taken 21/1/2020:
Facing North:



Facing South and Existing Hardstanding:





Facing East towards Residential Area:



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|-------------------------------------|---------------|-----------------|
| Date Report Completed: | 06 July 2020 | Pauline Shearer |
| Date Agreed by Section Head: | 27 April 2021 | Matt Carney |

