

Application No: 07/01461/FUL

GRFULZ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988

MI7 Developments
C/O Work Architecture Ltd
The Arch Barn
Estate Yard
Harewood
Leeds
LS17 9LF

GRANT OF PLANNING PERMISSION

Proposal: Construction of a student accommodation block consisting of 94 dwellings

Location: 16 Claremont Great Horton Bradford West Yorkshire BD7 1BQ

Applicant: MI7 Developments

Date Application Received: 23 February 2007

Date Application Valid: 23 February 2007

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application, subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the amended plans Job No. 482/01 Drawing Nos. AL04 Rev B, AV01 Rev B and AV02 Rev C dated 11 May 2007 and received by the Council on 14 May 2007 showing a revised red line site boundary, increased return of ashlar stone facing to the side elevations, additional cycle storage and security gate to side elevation.

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.



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Department of Regeneration

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3. Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the development shall be constructed in the approved materials.

Reason: To ensure the use of appropriate materials in the interests of visual amenity, the setting of listed buildings and to safeguard the appearance of the Little Horton Conservation Area in which it is located and to accord with policies UR3, D1, BH4A and BH7 of the Replacement Unitary Development Plan.

4. The development shall not begin until details of the method, composition and colour of pointing have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the pointing details so approved.

Reason: To ensure the use of appropriate pointing in the interests of visual amenity, the setting of listed buildings and to safeguard the appearance of the Little Horton Conservation Area in which it is located and to accord with policies UR3, D1, BH4A and BH7 of the Replacement Unitary Development Plan.

5. Before development commences on site, details of the type and position of all proposed external lighting fixtures to the building and external areas shall first be submitted to and approved in writing by the Local Planning Authority. The lights so approved shall be installed in accordance with the approved details and maintained thereafter to prevent the light sources adversely affecting the safety of users of adjoining highways.

Reason: In the interests of security and to accord with Policy D4 of the Replacement Unitary Development Plan.

6. Notwithstanding any details shown on the permitted plans, the basement and ground floor windows shall be installed to the 'Secured by Design' security standards and fitted with laminated glazing unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of security and to accord with Policy D4 of the Replacement Unitary Development Plan.

7. Before development commences, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities so approved shall be installed and kept available for use whilst ever the development is in use.

Reason: In the interests of visual amenity, security, highway safety and to accord with policies UR3, TM2, TM19, D1, D4 and BH7 of the Replacement Unitary Development Plan.



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8. Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan numbered 482/01 AL04 Rev B and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

9. Concurrently with the construction of the new access and prior to it being brought into use, the existing vehicular access to the site shall be permanently closed off with a full kerb face, and the footway returned to full footway status, in accordance with the approved plan numbered 482/01 AL04 Rev B.

Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

10. Before any part of the development is brought into use, the proposed car parking spaces shall be laid out, hard surfaced, sealed, marked out into bays and drained within the curtilage of the site in accordance with the approved plan numbered 482/01 AL04 Rev B and to a specification to be submitted to and approved in writing by the Local Planning Authority. The car park so approved shall be kept available for use while ever the development is in use.

Reason: In the interests of highway safety and to accord with Policy TM12 of the Replacement Unitary Development Plan.

11. Notwithstanding the provision of Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent legislation, the development hereby permitted shall not be begun until a plan specifying arrangements for the management of the construction site has been submitted to and approved in writing by the Local Planning Authority. The construction plan shall include the following details:

- i) full details of the contractor's means of access to the site including measures to deal with surface water drainage;
- ii) hours of construction work, including any works of demolition;
- iii) hours of delivery of materials;
- iv) location of site management offices and/or sales office;
- v) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;
- vi) car parking areas for construction workers, sales staff and customers;



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- vii) a wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt onto a highway adjoining the development site;
- viii) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas and the construction depths of these accesses, their levels and gradients;
- ix) temporary warning and direction signing on the approaches to the site

The construction plan details as approved shall be implemented before the development hereby permitted is begun and shall be kept in place, operated and adhered to at all times until the development is completed. In addition, no vehicles involved in the construction of the development shall enter or leave the site of the development except via the temporary road access comprised within the approved construction plan.

Reason: To ensure the provision of proper site construction facilities on the interests of highway safety and amenity of the surrounding environment and its occupants and to accord with Policies TM2 and TM19A of the Replacement Unitary Development Plan.

12. The development shall not begin until details of a scheme for separate foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

Reason: To ensure proper drainage of the site and to accord with policies UR3 and NR16 of the Replacement Unitary Development Plan.

13. No piped discharge of surface water from the application site shall take place, and the building shall not be occupied or brought into use, until the surface water and foul drainage works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site is properly drained and that surface water is not discharged to the foul sewerage system/sewage treatment works and to accord with Policy UR3 of the Replacement Unitary Development Plan.

14. The development shall not be begun, nor shall any demolition, site preparation, groundworks, materials or machinery be brought on to the site until a Tree Protection Plan showing Root Protection Areas and location of temporary Tree Protective Fencing has been submitted to and approved in writing by the Local Planning Authority.

The Tree Protection Plan shall be to a minimum standard as indicated in BS 5837 (2005) Trees In Relation To Construction – Recommendations and show the temporary Tree Protective Fencing being at least 2.3m in height of scaffold type construction and secured by chipboard panels or similar. The position of the temporary Tree Protective Fencing will



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be outside Root Protection Areas (unless otherwise agreed with the Local Planning Authority) as shown on the Tree Protection Plan.

The development shall not be begun, nor shall any demolition, site preparation, groundworks, materials or machinery be brought on to the site until Temporary Tree Protective Fencing is erected in accordance with the details submitted in the Tree Protection Plan as approved by the Local Planning Authority. The temporary Tree Protective Fencing shall be driven at least 0.6m into the ground and remain in the location as shown in the approved Tree Protection Plan and shall not move or be moved for the duration of the development.

The Local Planning Authority must be notified in writing of the completion of erection of the temporary Tree Protective Fencing and have confirmed in writing that it is erected in accordance with the approved Tree Protection Plan.

No development, excavations, engineering works and storage of materials or equipment shall take place within the Root Protection Areas for the duration of the development without written consent by the Local Planning Authority.

Reason: To ensure trees are protected during the construction period and in the interests of visual amenity. To safeguard the visual amenity provided by the trees on the site and to accord with Policies NE4 and NE5 of the Replacement Unitary Development Plan.

15. The development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the following details:-

- i) Position of trees to be felled, trees to be retained, proposed trees and defined limits of shrubs and grass areas.
- ii) Numbers of trees and shrubs in each position with size of stock, species and variety.
- iii) Proposed topsoil depths for grass and shrub areas.
- iv) Types of enclosure (fences, railings, walls) of the site and the bin storage compound.
- v) Types of hard surfacing (paving, tarmac, etc).
- vi) Re-graded contours and details of changes in level.

Reason: In the interests of visual amenity and to accord with policies UR3, D1, D5 and BH7 of the Replacement Unitary Development Plan.

16. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: To achieve a satisfactory standard of landscaping in the interests of amenity and to accord with Policy D5 of the Replacement Unitary Development Plan.



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REASON FOR THE DECISION:

The proposal would relate satisfactorily to the character of the surrounding area, including the historic context, and would have no adverse impact on residential amenity or highway safety. As such the proposal is considered to be in accordance with policies UR2, UR3, UR4, H5, H7, H8, H9, TM2, TM12, TM18, TM19, TM19A, D1, D2, D3, D4, D5, D6, D7, BH4A, BH7, BH10, NE4, NE5, NE10, NR16, P4 and P7 of the adopted Replacement Unitary Development Plan.

FOOTNOTES:

If your development involves the construction of a new road, a new footway to an existing road or a new industrial access, please contact the Transportation and Planning Division on 01274 432573 before building commences.

If your development affects any street lighting columns please contact The Street Lighting Unit, Flockton House, Flockton Road, Bradford, BD4 7RY, telephone 01274 434019 before building commences.

For non-householder applications your attention is drawn to Section 76 of the Town and Country Planning Act 1990 which relates to the applicant's responsibilities under Section 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the British Standards Institution Code of Practice BS5810 1979 concerning Access Requirements for Disabled People. Advice may be obtained from your local Planning Office.

Footnote: All species of bat in Britain are protected by the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats & etc) Regulations 1994 and the Countryside and Rights of Way Act 2000. This means it is an offence to intentionally or recklessly:

- Kill, injure or handle a bat
- Disturb bats when they are roosting
- Obstruct, damage or destroy the places where bats live
- Sell, hire, barter or exchange a bat whether alive or dead
- Keep bats in captivity.

If bats are uncovered during the development, works must stop immediately and English Nature consulted for further advice. Whether bats are found or not, the developer is also encouraged to consider the inclusion of bat boxes/bricks within the development.

