
Application Number	20/05021/FUL	Agenda Item	
Date Received	6th December 2020	Officer	Luke Waddington
Target Date	31st January 2021		
Ward	East Chesterton		
Site	Land to the rear of 69 Green End Road		
Proposal	Erection of a two bedroom bungalow		
Applicant	Mr Taybur Rahman 69, Green End Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">-The proposed development would respect the character and appearance of the surrounding area.- The proposed development would not have a significant adverse impact on the amenity of surrounding occupiers.- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity space for future occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located within the rear garden of number 69 Green End Road. Number 69 comprises of a detached two storey dwelling, fronting Green End Road. To the north of the site is Sherbourne Close, from which the application site is accessed. To the south of the site is 71 Green End Road, and to the west is number 1 Sherbourne Court, a semi-detached bungalow. The site falls outside the controlled parking zone and is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 It is proposed to erect a single storey, two-bedroom dwelling, fronting onto Sherbourne Close. The dwelling would have a single on-site parking space on its western side and a garden area on its eastern side. Its external materials would be brick elevations and a slate roof.

3.0 SITE HISTORY

Reference	Description	Outcome
20/51381/PREAPP	Erection of 1.5 storey dwelling to rear of 69 Green End Road including new access and dropped kerb.	Principle of development and character supported but did not accord with space standards
16/5391/PREAPP	Erection of 1.5 storey dwelling to rear of 69 Green End Road including new access and dropped kerb.	Principle and character supported but would overshadow and dominate neighbouring dwellings

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	<p>1 3</p> <p>28 29 31 32 35 36</p> <p>50 51 52</p> <p>55 56 57 58 59 69 70 71</p> <p>80 81 82</p>

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework July 2018</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Supplementary Planning Documents	Sustainable Design and Construction SPD 2020

Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Cambridge City Council Draft Air Quality Action Plan 2018-2023 Cambridge City Council Waste and Recycling Guide: For Developers. Cambridgeshire Design Guide For Streets and Public Realm (2007) Cycle Parking Guide for New Residential Developments (2010)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objections, a condition is requested to ensure correct drainage of the proposed driveway so no private water from the site drains across or onto the adopted public highway.

Environmental Health

- 6.2 No objections subject to conditions limiting construction hours and requiring provision of an Electric Vehicle charging point.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.3 No objections: Following initial comments from the Sustainable Drainage Officer an additional Drainage Technical Note and general drainage arrangement by Jackson Consulting Engineers was then submitted.

- 6.4 Following submission of these documents, the Drainage Officer has concluded that a viable surface water drainage strategy for the site can be delivered, but that further refinement of the design should be carried out in order to follow the drainage discharge hierarchy. Conditions are therefore requested requiring submission of details for a foul and surface water drainage strategy.

Anglian Water

- 6.5 Recommend a condition for submission of a surface water drainage strategy.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

- 2, 3, 4, The Annexe at 4, 8 Sherbourne Close
- 1 Sherbourne Court
- 71 Green End Road

- 7.2 The representations can be summarised as follows:

- Overdevelopment of the area
- Insufficient parking
- Proximity to boundaries will adversely impact residential amenity
- Garden is too small for future residents
- Parking space close to neighbouring windows
- Property very close to street
- Reduction of green space and drainage
- Drainage engineer has raised concerns regarding drainage strategy
- Increased pressure on local drainage
- Trees growing adjacent to the site could be damaged
- Overbearing to the garden of number 71 Green End Road
- Loss of garden space and natural environment
- Potential for increase in noise
- Poor visibility and access to site

- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Light pollution, noise, vibration, air quality, odour and dust
6. Inclusive access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking

Principle of Development

- 8.2 Policy 52 of the Cambridge Local Plan states that proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

- 8.3 It is not considered that the proposed development would have a detrimental effect on the potential comprehensive development of the wider area. As will be set out in the following report, the proposed development would comply with the above criteria a to d and the principle of the development is acceptable, subject to all other material planning considerations.

Context of site, design and external spaces

- 8.4 The proposed dwelling would be approximately 2.5m high at the eaves and approximately 4m high at the roof ridge, which would reflect the scale of bungalows arranged on Sherbourne Close and both sides of Sherbourne Court, within the immediate vicinity of the site. As a bungalow, the scale of the proposed dwelling would be subservient to the main dwelling at 69 and would not dominate it within the street scene.
- 8.5 The design of the proposed dwelling would not replicate that of the existing bungalows on Sherbourne Close, or of dwellings on Green End Road. However, there is no strongly established character within the vicinity of the site, with dwellings exhibiting a range of sizes, designs and materials. The gable ends of the two parallel roof slopes face the highway, matching the arrangement of some of the L shaped bungalows to the north and west of the site.
- 8.6 Representations have been made regarding the proximity of the dwelling to the footway, and overdevelopment of the site. Officers consider that there would be sufficient space to retain green areas to either side of the dwelling and for buffer space and planting to the front of the dwelling facing the highway.
- 8.7 The proposed materials of brick and slate are considered to be in keeping with the materials used on nearby dwellings. A condition would be attached requiring submission of details of materials to ensure that these are appropriate, in the interests of visual amenity.
- 8.8 Officers note that there are no visible trees within or immediately adjacent to the site that make a significant contribution to the visual amenity of the area.

- 8.9 A condition would be attached to any consent granted requiring submission of a hard and soft landscaping scheme, to ensure that these details are appropriate to the character of the area, in the interests of visual amenity.
- 8.10 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57,

Carbon reduction and sustainable design

- 8.11 The submitted Design and Access Statement confirms that, in accordance with Policy 28 of the Cambridge Local Plan the proposed development will include water efficient fixtures and fittings to reduce the overall demand of the occupants to a maximum usage of 110l per person, per day.
- 8.12 To ensure compliance with Cambridge Local Plan (2018) Policies 28 and 30 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions will be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.

Integrated water management and flood risk

- 8.13 Following the submission of additional information comprising of a Drainage Technical Note and Drainage General Arrangement plan, there are no objections from the Council's Drainage Officer, who concludes that the proposals have demonstrated that a viable surface water drainage strategy for the site can be delivered. However further refinement of the design should be carried out in order to follow the drainage discharge hierarchy, and so the Drainage Officer has requested conditions requiring submission of a surface and foul water drainage strategy, and details of maintenance arrangements for the surface water drainage scheme. These will be attached to any consent that is granted, in the interests of sustainable drainage in accordance with policies 31 and 32 of the Cambridge Local Plan.
- 8.14 The submitted Design and Access Statement confirms that the proposed flat roof will be constructed to provide a green roof as

required by Policy 31. A condition will be added to any consent to secure provision of the green roof.

- 8.15 Subject to this, and to the conditions requested by the Sustainable Drainage Officer, the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Air quality and noise

- 8.16 In relation to air quality, the Greater Cambridge Sustainable Design and Construction SPD (2020) states that all new developments require the provision of both active (slow, rapid and fast) and passive electric vehicle (EV) charge points provision where car parking is to be provided.
- 8.17 The Environmental Health Officer (EHO) has therefore recommended an EV charge point condition and Low NOX boiler informative, to confirm that any gas boilers installed should be low NOx and meet a dry NOx emission rating of 40mg/kWh.
- 8.18 The EHO has also requested a condition to limit construction hours. This would be attached to any consent granted, in the interests of residential amenity.
- 8.19 Subject to the recommended conditions, the applicants have suitably addressed the issues of air quality and noise, and the proposal is in accordance with Cambridge Local Plan (2018) policies 35, 36 and 52.

Inclusive access

- 8.20 The submitted Design and Access Statement confirms that the proposed dwelling has been designed to be compliant with the requirements of Approved document M4(2), as required by Policy 51. A condition would be added to any consent to secure this requirement in accordance with Policy 51 of the Cambridge Local Plan.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.21 The proposed dwelling would be approximately 2.5m high at the eaves and approximately 4m high at the roof ridge. The bulk of the structure above the eaves would be broken up by use of two parallel dual-pitched roofs to form an 'M' shape.
- 8.22 It is considered that this reduces the potential massing which would serve to limit the visual impact of the proposed dwelling from the rear garden of number 71 Green End Road. The proposed dwelling would be located close to the shared boundary with no.71, and Officers acknowledge that the proposed dwelling would be clearly perceptible from the rear garden of 71 and would alter the outlook to the rear of that dwelling. However the single storey height, design of the roof, and siting adjacent to the rear portion of that garden, are considered to mitigate any significant overbearing, enclosing, or loss of light impacts upon the rear amenity area of no.71, that would warrant refusal of the application.
- 8.23 The proposed dwelling would be approximately 16 metres from the rear elevation of no.69 Green End Road. Due to the modest scale and height of the dwelling and its distance from no.69 it is unlikely that the proposed dwelling would result in a significant overbearing or loss of light impact to that dwelling. Due to its single storey height there would be no first-floor windows in the proposed dwelling that would overlook neighbouring dwellings.
- 8.24 The proposed dwelling would be in close proximity to the rear elevation of 1 Sherbourne Court. There is a high-level window within that elevation, facing towards the side elevation of the proposed dwelling. The distance between the window and the proposed side elevation is approximately 4.6 metres. Given this separation, the fact that the window is high level, and the low eaves height of the proposed dwelling, it is considered that the proposed dwelling would not cause a significant loss of light to this window.
- 8.25 The existing dwelling at no.69 would retain approximately 99m² of outdoor amenity space that would be sufficient for the occupants of that dwelling.
- 8.26 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 52, 55, 56 and 57.

Amenity for future occupiers of the site

- 8.27 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	3	1	61	68	+7

- 8.28 As set out in the above table, the proposed development would meet the residential space standards for internal floor areas. The proposed dwelling would have approximately 37m² of private garden area to the east of dwelling, excluding the bin and cycle store. This is considered to be sufficient for the number of occupants proposed.

- 8.29 In the opinion of officers, the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and in this respect, it is compliant with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.30 Adequate refuse bin storage would be provided within the site. There is space within the site to accommodate kerbside collection of waste bins.
- 8.31 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.32 No objections have been received from the local highway authority on the grounds of highway safety, subject to a condition relation to the levels and drainage of the proposed vehicle access. This condition would be imposed on any consent granted, in the interest of highway safety.
- 8.33 The proposal is compliant with Cambridge Local Plan (2018) policies 52 and 81.

Car and Cycle Parking

- 8.34 The proposed development would provide 1 on-site car parking space. This would meet the standards set out in Policy 82 of the Local Plan, which requires no more than 1.5 spaces per 2-bedroom dwelling, outside of controlled parking zones.
- 8.35 An area has been marked within the garden for cycle storage, although no further details of this store have been submitted. Policy 82 requires cycle parking to be provided at a ratio of 1 space per dwelling. A condition would be attached to any consent granted, requiring submission of further details of the cycle store to ensure it meets the requirements of Policy 82 (Appendix L)
- 8.36 Subject to this condition, the proposal is compliant with Cambridge Local Plan (2018) policies 52 and 82.

Biodiversity

- 8.37 The site's garden is presently garden laid to lawn with some shrubs on the side and rear boundaries. Officers consider that through the introduction of measures such as additional native planting at the front and side amenity areas, bird and bat boxes, hedgehog gaps, and a green roof, a modest net gain in biodiversity could be accomplished within the site. A condition would be added to any consent granted to require submission of details for ecological enhancements in accordance with Policies 59 and 69 of the Cambridge Local Plan 2018 and paragraph 170 of the NPPF 2019.

9.0 CONCLUSION

- 9.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place above ground level, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 52, 55 and 57)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

5. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on

sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- x Planning Consultation Response (Planning Applications) Rev A
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Cambridge Local Plan (2018) policies 31 and 32

6. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the

buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and Cambridge Local Plan (2018) policies 31 and 32.

7. No development shall be commenced until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority.

Reason: To ensure there is no pollution of the natural environment in accordance with Cambridge Local Plan (2018) policies 31 and 32

8. All flat roofed elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved and the green or brown roof(s) maintained for the lifetime of the development in accordance with the approved details. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter for the lifetime of the development. The development shall be retained as such thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

9. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve

reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
- b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit. Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:
- c. A schedule of proposed on-site renewable energy technologies, their location, design and a maintenance schedule; and
- d. Details of any mitigation measures required to maintain amenity and prevent nuisance. There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018 Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

10. No dwelling shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

11. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59).

12. No development above ground level, other than demolition, shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170). 26.

13. Notwithstanding the approved plans, the dwellings hereby permitted shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

14. The driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

15. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82).

16. No permanent connection to the electricity distribution network shall be undertaken until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW to serve at least one of the approved allocated parking spaces for the proposed residential unit.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

INFORMATIVES

1. Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
2. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.