

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 12

PLANNING APPLICATIONS COMMITTEE: 5th September 2018

Ward: Battle

Application No.: 180798/REG3

Address: Land Adjacent to 94 George Street, Reading, RG1 7NT

Proposal: Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works.

Applicant: Reading Borough Council

Date Valid: 19/06/2018

Application target decision date: Originally 14/08/18, but an extension of time has been agreed until 19/09/18

26 week date: 18/12/18

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a unilateral undertaking legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 19th September 2018 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- **4x residential units as social rent affordable housing units in perpetuity.**

And the following conditions to include:

1. Time Limit – 3 years
2. Approved plans
3. Pre-commencement details (samples and manufacturer details) of all external materials (including brickwork, roof slate, glazing, window frames/cills/surrounds, doors, guttering and downpipes)
4. Pre-commencement construction method statement (including noise & dust)
5. Pre-occupation submission of bin storage facility details
6. Pre-occupation implementation of cycle parking details provided
7. Pre-occupation stopping up of existing accesses and reinstatement to footways
8. Pre-occupation notification of postal addresses (restricting parking permits)
9. No automatic entitlement to parking permits
10. Pre-commencement contaminated land - site characterisation
11. Pre-commencement contaminated land - submission of remediation scheme
12. Pre-construction contaminated land - implementation of approved remediation
13. Contaminated land - reporting of unexpected contamination
14. Glazing and ventilation installed in accordance with acoustic assessment specifications
15. Construction hours
16. Pre-commencement hard and soft landscaping details (including biodiversity enhancements)
17. Implementation of approved hard and soft landscaping details

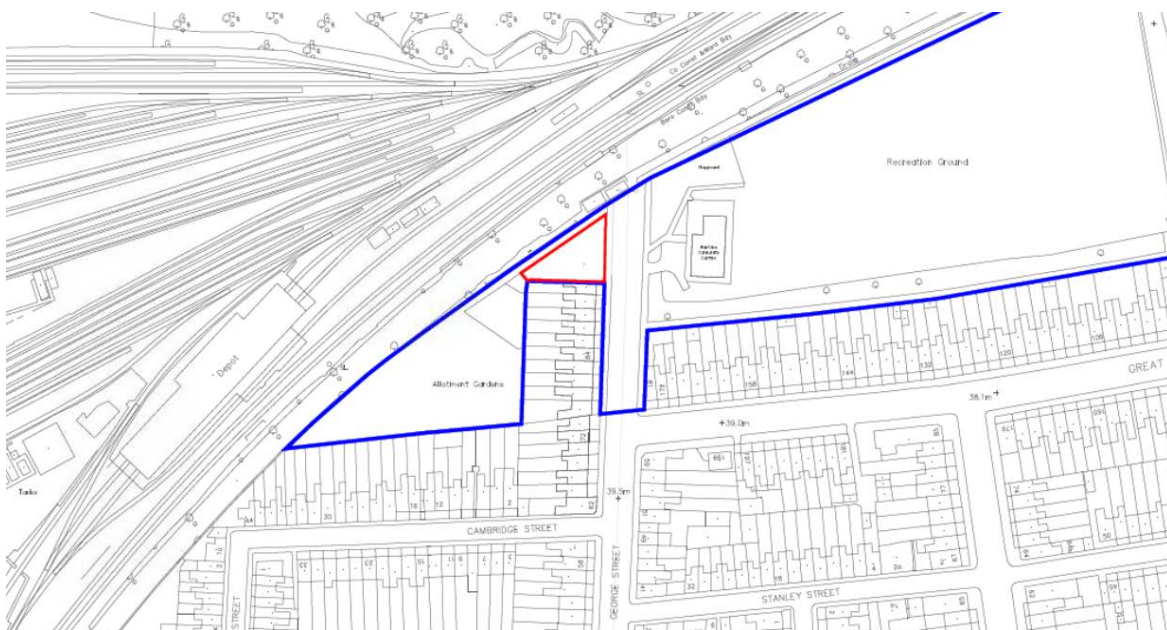
18. Landscaping maintenance for five years
19. Protection of wildlife during site clearance
20. No external lighting prior to approval of lighting details (to be implemented prior to first occupation)

Informatives:

1. Positive and Proactive Statement
2. Highways works
3. High density residential development and car parking
4. Terms and conditions
5. Building Control
6. Party Wall Act
7. CIL
8. No burning of waste on site
9. Unilateral Undertaking Legal Agreement

1. INTRODUCTION

- 1.1 The application site comprises a triangular plot of land, which is vacant and overgrown in nature, located at the northern end of George Street. Based on information included within the submission it is understood that two properties were demolished at the site in the 1990s, although there is no planning application history at the site. To the north of the site is an access route to the allotments found to the west. Beyond this is the embankment to the railway line / sidings / depot. To the east is Victoria Park and playground, while to the south is a terrace of residential properties on the west side of George Street, with further terraced properties beyond at Cambridge Street and Great Knollys Street. The site is within an air quality management area, but is not located within a conservation area and is also marginally outside of flood zone 2 and a green link.
- 1.2 The proposals are being considered at Planning Applications Committee by virtue of being a Council's own (regulation 3) application. The site in relation to the wider urban area is shown below, together with a site photograph and aerial view.



Site Location Plan (application site edged in red; other land owned by RBC in blue)



Site photograph from the end of George Street looking south-west



Aerial view looking south (prior to demolition of Fairview Community Centre)

2. PROPOSALS

- 2.1 Full planning permission is sought for the erection of a two-storey (and roofspace accommodation) building to provide 4 socially-rented affordable housing residential units. More specifically, this will comprise two ground floor one-bedroom flats and two upper-floor two-bedroom maisonettes (Class C3). It is also proposed to provide enclosed bin and cycle storage facilities at the northern tip of the site, together with hard and soft landscaping / tree planting to the front and rear of the building. Accommodation within the roofspace is created through three dormer windows on the front elevation and four rooflights within the rear roofslope. Two areas of photovoltaics are proposed; one on the rear roofslope and the other on the flat roof area above the two-storey element in the mid part of the rear elevation.

- 2.2 Reading Borough Council is the landowner and applicant in this instance, with this being one of a series of sites being brought forward to deliver affordable housing in the borough.
- 2.3 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule this proposal will attract a charge of £48,003.15 (325.9 x the 2018 CIL rate for residential developments). However, the CIL form suggests that the applicant will be seeking social housing relief, which would result in the CIL charge being £0.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

i) RBC Transport

- 4.1 The Transport Development Control section advises that the site is located within Zone 2. This is the primary core area, but it is on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.
- 4.2 In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 parking space per flat. The Design and Access statement confirms this is to be a car free development. George Street is located in a controlled parking zone (CPZ) and therefore on street parking is regulated / monitored via the administration of the Residents Permit Parking Scheme. In addition to this, given the close proximity to the town centre, and the appropriate conditions and informatives being placed on the proposal, the non-provision of car parking would be acceptable in this instance.
- 4.3 More specifically, the development site is located in Residents Parking Permit Area; Zone 05R. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area. Therefore if this application is approved there should be an assumption that any future occupants of the proposed dwellings will not be issued with a resident parking permit. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area. This will be secured via the standard conditions / informatives.
- 4.4 In accordance with the adopted Parking SPD, the development is required to provide a minimum of 0.5 cycle parking spaces for each dwelling which should be in a conveniently located, lockable Sheffield type, covered store. This therefore equates to a minimum of 2 cycle parking spaces for this proposed development. Plans submitted illustrate provision of 4no. Cycle storage spaces within a secure communal cycle store. This therefore exceeds the Council's current standards and is deemed acceptable, with a compliance condition securing this in practice.
- 4.5 Communal bin storage has been illustrated on the plans located at the northern end of the site. Doors of the Bin storage appear to open onto the public highway, rather than inwards (to avoid conflicts with highway users). Revised plans illustrating doors opening into the site and not on to the public highway will be secured via pre-occupation condition.

- 4.6 All existing access points that are not required will need to be realigned with the footway. A condition will secure the existing accesses being stopped up, with footways and verges reinstated to the satisfaction of the Local Planning Authority prior to the first occupation of any residential unit. Finally, owing to the nature of the proposals and proximity to highways / nearby residential occupiers, a construction method statement will be secured via pre-commencement condition.
- 4.7 There are consequently no transport objections to this application, subject to the following conditions:
- Pre-commencement construction method statement
 - Pre-occupation submission of bin storage facility details
 - Pre-occupation implementation of cycle parking details provided
 - Pre-occupation stopping up of existing accesses and reinstatement to footways and verges to the satisfaction of the Local Planning Authority.
 - Pre-occupation notification of postal addresses (restricting parking permits)
 - No automatic entitlement to parking permits.

ii) RBC Environmental Health - Environmental Protection (EP)

- 4.8 From an EP perspective, there are possible concerns regarding: the noise impact on development; air quality impacts; contaminated land; and, the construction and demolition phase. Each element is therefore considered in turn.
- 4.9 The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. The recommendations of the report are for glazing which will afford adequate sound insulation to protect future residents from exposure to excessive noise. However in order to meet recommended standards, the windows must be closed. The only ventilation proposed is trickle vents in the windows. This is not ideal and mechanical ventilation should be explored for use during hot weather. Therefore a condition is recommended to be attached to any permission to ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used.
- 4.10 In terms of air quality, the assessment submitted concludes that future residents are not at risk from pollutant exposure as levels are below the health objective limits. The conclusions are considered appropriate by EP officers and this element of the proposals is consequently acceptable.
- 4.11 Turning to consider contaminated land matters, the 'phase 1' desk study submitted concludes that an intrusive investigation is required. Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made so by remedial action. With this in mind the standard four stage contaminated land condition (1. Site Characterisation; 2. Submission of Remediation Scheme; 3. Implementation of Approved Remediation Scheme; 4. Reporting of Unexpected Contamination) is necessary to ensure that future occupants are not put at undue risk from contamination.
- 4.12 Finally, in terms of the construction and demolition phases, the EP team commonly receives complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. As

such, standard construction hours and details of noise/dust reduction measures will be secured via condition and an informative stating that there should be no burning of waste on the site.

iii) RBC Housing

- 4.13 Specify full support for the proposals as a RBC New Build Scheme that will be 100% affordable.

iv) RBC Planning Natural Environment

- 4.14 A scheme of landscaping should be secured via condition should planning permission be granted. This shall include new tree and shrub planting, particularly along the front adjacent to George Street. Based on the information submitted at application stage it is noted that there is a pavement along the front of the property and the site is located at the end of a cul-de-sac; as such there is considered to be scope to extend the proposed areas of soft landscaping at the front up to the front boundary wall (removing the proposed path which runs across the front of the site). This would increase the potential for additional landscape planting, which may include small ornamental trees to enhance the character of the development. As such, a pre-commencement condition will secure full details of hard and soft landscaping, with further standard conditions secured in relation to the approved works being implemented and maintained.

v) RBC Ecology Consultant

- 4.15 The habitat within the existing site consists of hardstanding to the east of the site, bare ground and patches of scrub within and bordering the application site. The site is surrounded by habitat of high suitability for use by foraging and commuting bats – scrubs in the site boundary; the Cow Lane Depot Local Wildlife Site (LWS) 1 km to the north of the site; six LWS within 2km of the site; and, playing fields with scattered trees to the east of the site.
- 4.16 The preliminary ecological appraisal (WSP, June 2017) has been undertaken to an appropriate standard and concludes that further surveys are not required. More specifically in terms of bats, the application site has been assessed having negligible potential for roosting bats. However, the surrounding habitat is suitable for foraging and commuting bats. The report states that a sensitive lighting scheme should be implemented to minimize the impact upon bats. Therefore a condition should ensure that bats are not adversely affected by the proposed external lighting scheme, should one be proposed in due course (no lighting details are shown on the plans). In terms of nesting birds, the scrub areas in the application site provide suitable habitat for nesting birds and as such, a condition should ensure that birds are not injured or killed during the development.
- 4.17 In addition, the report recommends that ecological enhancements are incorporated into the building. In accordance with paragraph 175 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged”, a condition should ensure that enhancements for wildlife are provided within the new development.
- 4.18 Subject to the recommended conditions referenced above, there are no objections to the application on ecological grounds.

vi) Network Rail

4.19 Network Rail has no objection in principle to the above proposal. Owing to the proposal being next to Network Rail land / infrastructure, and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway, Network Rail has provided asset protection comments. Network Rail advises that the applicant is strongly recommended to action these comments should the proposal be granted planning permission. These matters relate to:

- Fencing
- Drainage
- Safety
- Access to railway
- Site Layout
- Piling
- Excavations / earthworks
- Signalling
- Noise
- Landscaping
- Plant, scaffolding and cranes
- Lighting
- Safety barrier

4.20 The local authority should include these requirements as planning conditions if these matters have not been addressed in the supporting documentation submitted with this application.

vii) Public consultation

4.12 Notification letters were sent to nearby occupiers on 26/06/18, expiring on 17/07/2018. A site notice was erected on 06/07/2018, expiring on 27/07/2018. No responses have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The application has been assessed against the following policies:

5.2 National

National Planning Policy Framework (2018)
National Planning Policy Guidance (2014 onwards)

5.3 RBC Local Development Framework - Core Strategy (2008) (Altered 2015)

CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS10 Location of Employment Development
CS14 Provision of housing
CS15 Location, Accessibility, Density and Housing Mix
CS20 Implementation of the Reading Transport Strategy

- CS24 Car / Cycle Parking
- CS29 Provision of Open Space
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.4 **Sites and Detailed Policies Document (2012) (Altered 2015)**

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality

5.5 **Reading Borough Council Supplementary Planning Documents**

- Affordable Housing SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

5.6 **Other relevant documentation**

- Reading Tree Strategy (2010)
- DCLG Technical housing standards – nationally described space standard (2015)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development and land use considerations, including provision of affordable housing
- ii) Scale, appearance & design
- iii) Quality of accommodation for future occupiers
- iv) Amenity for nearby occupiers
- v) Transport
- vi) Trees, landscaping and ecology
- vii) Other matters – sustainability, Network Rail, legal agreement & equality
- i) **Principle of development and land use considerations, including provision of affordable housing**

6.2 The application site is presently vacant, although it is understood that historically it comprised two terraced houses. Set within this context and by virtue of the site not being allocated / specifically constrained in terms of land uses, the proposal to introduce four residential units would comply with the principles of Policy CS14. This is by contributing to the housing needs within the borough.

6.3 Furthermore, the applicant has stated that the four units proposed would all be socially-rented affordable housing units. As such, the 100% on-site provision of affordable housing is strongly welcomed as a key tangible planning benefit of the proposal. The proposals exceed the Policy DM6 requirement, where financial contributions to affordable housing schemes elsewhere in the borough are secured

on 1-4 unit schemes. All four units would be secured via unilateral undertaking legal agreement to be socially-rented affordable housing units in perpetuity.

- 6.4 With regard to the mix of units proposed, the scheme seeks to create 2x2-bedroom and 2x1-bedroom units, which is considered a suitable and appropriate mix in this instance. The mix has been proposed in conjunction with advice from RBC Housing officers, who outline that the greatest present need for affordable accommodation is for 2-bed units. The proposal, set within the context of the size and nature of the site, therefore seeks to assist meeting the greatest housing needs in the borough. The density of development is also considered suitable, with the proposal making an efficient use of the space/land.

ii) **Scale, appearance & design**

- 6.5 The scheme has been developed in a manner which maintains and enhances the character and appearance of the area. Considering first the footprint and scale of development, the proposal is respectful of the existing terrace, by maintaining the front building line and not extended significantly beyond the main rear building line of the terrace. Furthermore, the proposal replicates the eaves height to act as a continuation of the existing terrace. The land levels of the site are actually slightly lower than the existing terrace, enabling accommodation within the roofscape being created more comfortably. Although front dormers are not characteristic of the area, their minimal size in this end of terrace new-build setting means they are considered appropriate. A gap to No. 94 also assists in this regard, by differentiating the scheme from the existing terrace whilst also providing access to the shared rear amenity space. A strong street frontage is also maintained, with individual front doors beyond front amenity spaces and brick boundary walls assisting in maintaining the domestic feel of the area.
- 6.6 In terms of the appearance of the scheme, a contemporary interpretation of the existing Victorian terrace is proposed. Red brick and slate roofs are proposed, which are characterful of the area and supported by officers. Furthermore, the inclusion of projecting brick courses at points to add further visual interest to the scheme is also welcomed. The rhythm of the terrace is maintained, with the size and positioning of the proposed windows/doors drawing on the influence of the existing, albeit with a more contemporary finish. The scheme evidently picks up on the scale and rhythm of the existing fenestration in this regard. Such an approach illustrates that suitable care has been taken in the design approach, bringing forward a proposal which responds positively to the local context whilst also incorporating its own high quality design approach. However, the success of the scheme from a design perspective will to an extent be dependent on the quality and finished appearance of the exact materials. As such, it is considered necessary to secure a condition for samples of all facing materials to be submitted / approved prior to the commencement of works. With this condition secured the proposals are considered to comply with Policy CS7.

iii) **Quality of accommodation for future occupiers**

- 6.7 The internal layout of the proposed units are arranged so as to create a high standard of living accommodation for future occupiers, with the overall floorspaces comfortably exceeding the national space standards. The ground floor units will be dual aspect and included dedicated outside space, as well as access to the shared amenity space in the rear most part of the garden (which is considered to be of suitable size and quality within the context of the site and surroundings directly opposite a park). The upper floor maisonettes include Juliet

balconies on the front (east) elevation at first floor level and sufficient floor to ceiling heights within the roofspace. All rooms will be regular in size and shape, providing suitable access to outlook, natural day/sunlight and ventilation. Safe and secure entrances are proposed, with each unit including its own front door accessed from street-level. Furthermore, conveniently located shared cycle and waste storage facilities are incorporated within the scheme. Finally, from an access perspective, level access is possible for the two ground floor units, with the internal layouts including adaptable bathrooms should the requirement arise.

- 6.8 It is acknowledged that the units will be located in close proximity to a railway line. However, as outlined in the Environmental Protection observations in section 4ii above, the noise report is satisfactory. In addition, the proposals are also suitable in terms of air quality and have been carefully designed so as to not cause significantly harmful overlooking between different units within the proposed scheme, or be harmfully overlooked from existing nearby properties. In overall terms it is considered that the proposals would provide a suitable standard of accommodation for future occupiers.

iv) **Amenity for nearby occupiers**

- 6.9 Given the existing context of the surrounding area, the only potentially impacted nearby occupiers are those within the existing terrace at this part of George Street. The immediate neighbour at No. 94 has the potential to be most detrimentally impacted, with the distance from other properties along this terrace being such that no significantly detrimental adverse impacts are envisaged for any other occupiers.
- 6.10 It is considered that the proposed scheme has taken a number of steps to maintain a suitable level of amenity for current/future occupiers of No. 94. The proposed building has been set off the boundary by 1.2m and does not extend beyond the rear building line of the extended rear part of No. 94. The extended two-storey element to the rear of the proposed building is set away from the boundary by 3.8m. The front building line is also respected and no windows are proposed on the south (side) facing elevation. With these measures incorporated, it is considered that the proposals, although resulting in a different outlook / reduction in day/sunlight in comparison with existing, would not worsen significantly. Put another way, a suitable level of amenity would be maintained by the occupiers of No. 94 following the proposed development. This includes a ground floor window on the boundary with the application site in the rear most part of No. 94, which is located beyond the rear building line of the application site.
- 6.11 It is also noted that the neighbouring No. 94 also includes accommodation in the roofspace. Based on a comparison of streetview images and the current context evident on site, it would appear that the adjoining property No. 94 has in the past year constructed a hip to gable roof extension, incorporating a rear dormer roof extension and also including a window on the side elevation facing the application site (see photograph / streetview comparison at the end of this report). There is no planning history of any applications at No. 94. In any event, it is not considered that the proposal would cause a significantly detrimental impact to the occupiers of the rooms/space at roof level of No. 94, given the dual aspect nature of the space at the neighbouring property and the footprint of the proposed building.
- 6.12 It is also important to recognise that as the units proposed are flats, and not single dwellinghouses, they will not have the benefit of permitted development rights. As such, this provides a further degree of comfort to nearby occupiers, as future

occupiers of the proposed units would need to formally apply for planning permission for any future extensions/alterations. In addition, the lighting details recommended for ecological reasons (see ecology consultant comments at section 4v above) to be secured via condition, would also protect the amenity of nearby occupiers too.

- 6.13 Furthermore in relation to all nearby occupiers in the area, amenity during the implementation of the permission will be secured via the construction method statement measures, as secured via pre-commencement condition. In overall terms the proposals are therefore considered to comply with policy DM4 and relevant elements of policy CS34.

v) **Transport**

- 6.14 As per the Transport Planning observations provided at section 4i above, the proposals are considered appropriate in all highways and parking regards, subject to conditions relating to: a construction method statement; cycle parking; waste storage; footway access works; and, preventing future occupiers being automatically entitled to on-street parking permits.

vi) **Trees, landscaping and ecology**

- 6.15 In line with observations summarised at sections 4iv and 4v above, specialist officers have considered the proposals from a trees, landscaping and ecology perspective and are satisfied with the proposals. This is subject to a number of conditions to secure more details of the landscaping/biodiversity proposals and to protect wildlife during the construction stage.

vii) **Other matters**

- 6.16 Sustainability – The applicant has indicated that the proposal will include a range of features which will demonstrate the sustainability/energy credentials of the development. Most evidently, two arrays of photovoltaics are proposed to the rear of the building. In addition, a fabric first approach is proposed in terms of air tightness / u-values of windows and low flush toilets will reduce water usage. Such measures are welcomed and encouraged by officers, mindful of the withdrawal of code for sustainable homes, indicating that the proposals comply with policies CS1 and DM1.
- 6.17 Network Rail – The observations made by Network Rail have been considered in the assessment of the proposals. In particular it is noted in this instance that the application site does not directly adjoin Network Rail land, as the access route to the neighbouring allotments lies in-between. This downplays some of the comments Network Rail has made. However, where relevant (e.g. noise / lighting / landscaping) conditions will be secured in part to protect the operation of the rail line. Moreover, a summary of the Network Rail observations will be included as an informative on the decision notice. It is also noted that the full observations have already been fed into the planning agent.
- 6.18 Legal Agreement - Given the nature of the land ownership (as specified in the introduction section above) a unilateral undertaking (rather than a Section 106) legal agreement will be drafted. This will secure the units as socially-rented affordable housing. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning

terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

- 6.19 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the Legal Agreement.

Drawings & documents submitted:

7870_PL_001 Rev A - Location Plan, as received 15/05/18

7870_PL_002 - Proposed Site Plan, as received 15/05/18

7870_PL_003 Rev A - Proposed Ground Floor Plan, as received 19/06/18

7870_PL_004 Rev A - Proposed First and Second Floor Plans, as received 19/06/18

7870_PL_005 Rev A - Proposed Street Elevation, as received 19/06/18

7870_PL_006 Rev A - Proposed Rear and Side Elevations, as received 19/06/18

7870_PL_007 - Proposed Front/East Elevation, as received 19/06/18

7870_PL_008 - Section A-A and B-B, as received 19/06/18

7870_PL_009 - Section C-C, as received 19/06/18

7870_PL_010 - Proposed Rear Elevation with Private Garden Boundary, as received 19/06/18

7870_PL_011 -Boundary Treatment Plan, as received 19/06/18

7870_PL_012 - Areas for CIL Calculation, as received 19/06/18

Design and Access Statement by Saunders Architecture + Urban Design, dated March 2018, as received 31/05/18

Planning Statement by LDA Design dated May 2018, as received 15/05/18

Air Quality Assessment by WSP Ref 70012984-007 Rev 1 dated 20/03/18, as received 15/05/18

Detailed Arboricultural Report by WSP Ref 70012984-ARB-02.1 Rev 1 dated 29/03/18, as received 15/05/18

Drainage Strategy by WSP Ref 70012984 dated 16/03/18, as received 15/05/18

Noise and Vibration Assessment by WSP Ref 70012984-005-George_St-002 dated 26/03/18, as received 15/05/18

Preliminary Ecological Appraisal by WSP Ref 70012984-002 Version 2 Rev 1 dated April 2018, as received 15/05/18

Phase 1 Contaminated Land Assessment by 70012984-Issue 2 dated March 2018, as received 28/06/18

Case Officer: Jonathan Markwell



View of the application site from George Street.



Long view from the adjacent park.



From the northern tip of the application site looking south (July 2018).



Streetview image of the site (specified as being dated June 2017).



From George Street looking north-west.



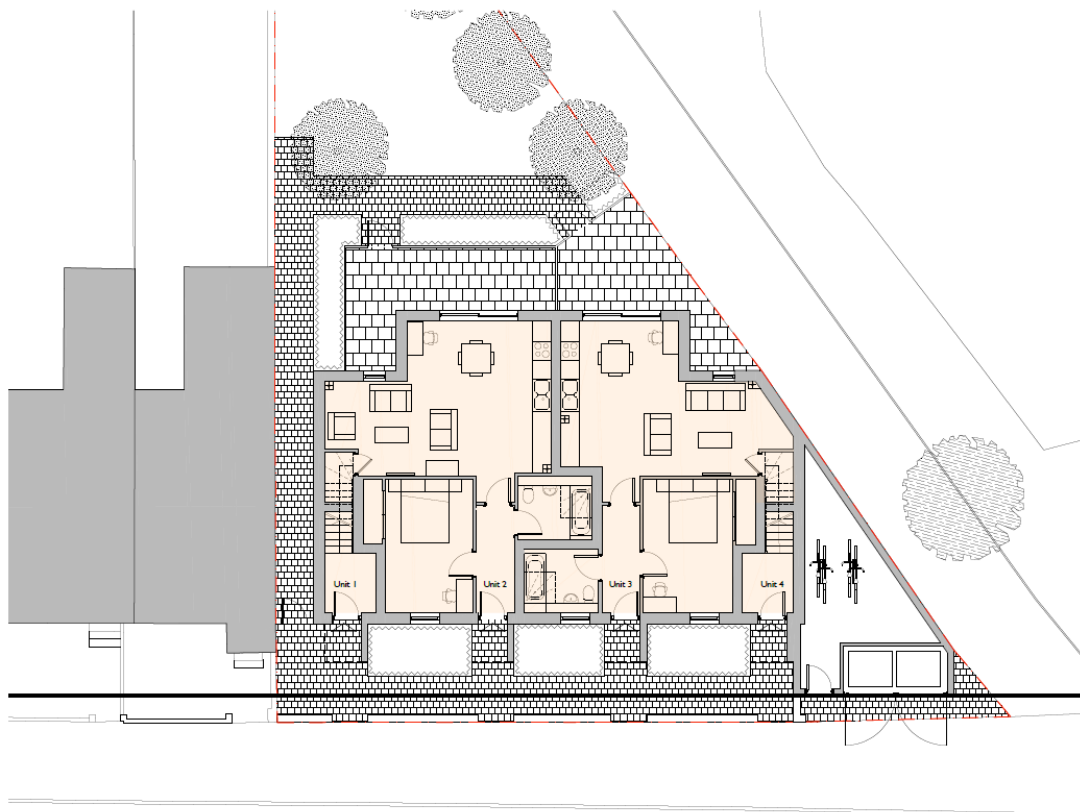
From George Street looking north.



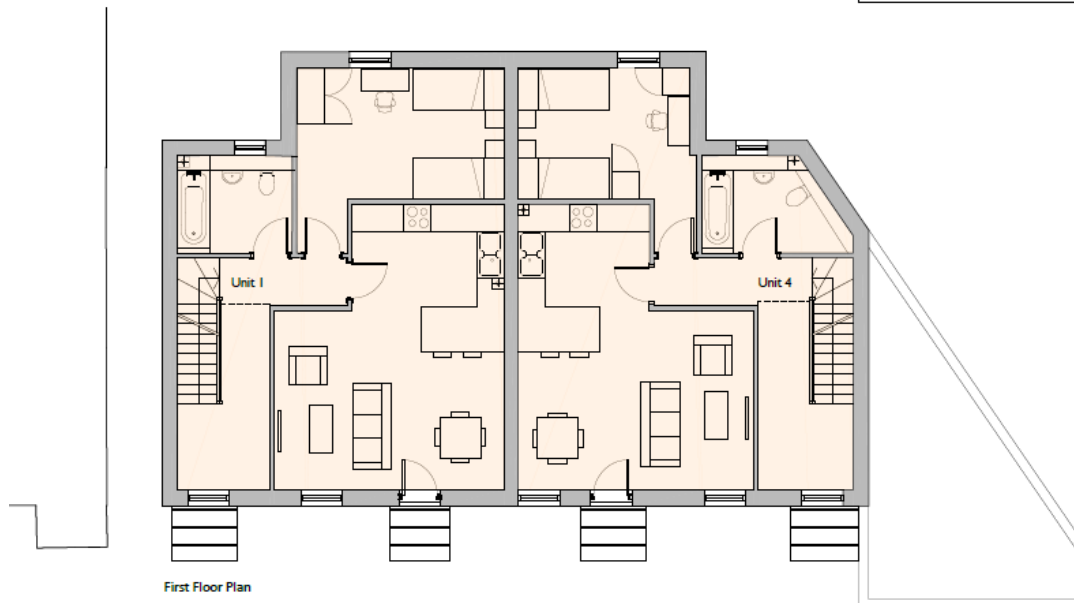
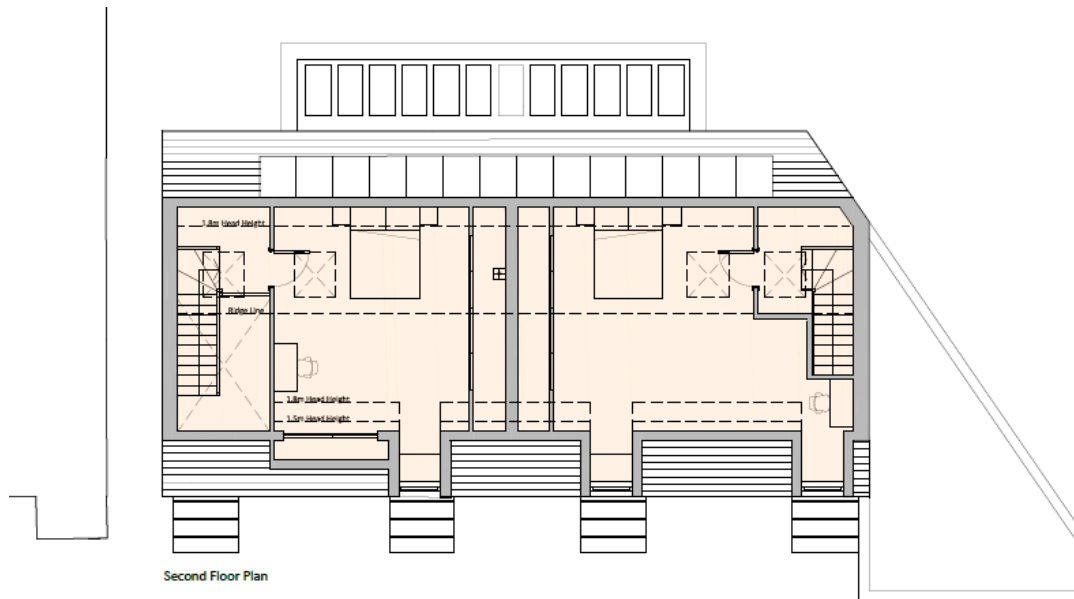
Aerial view looking north.



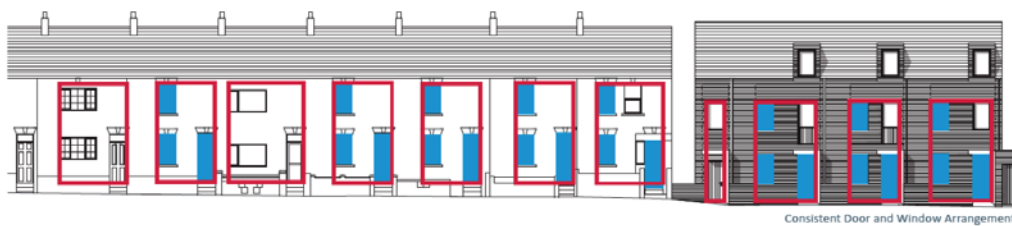
Proposed site plan

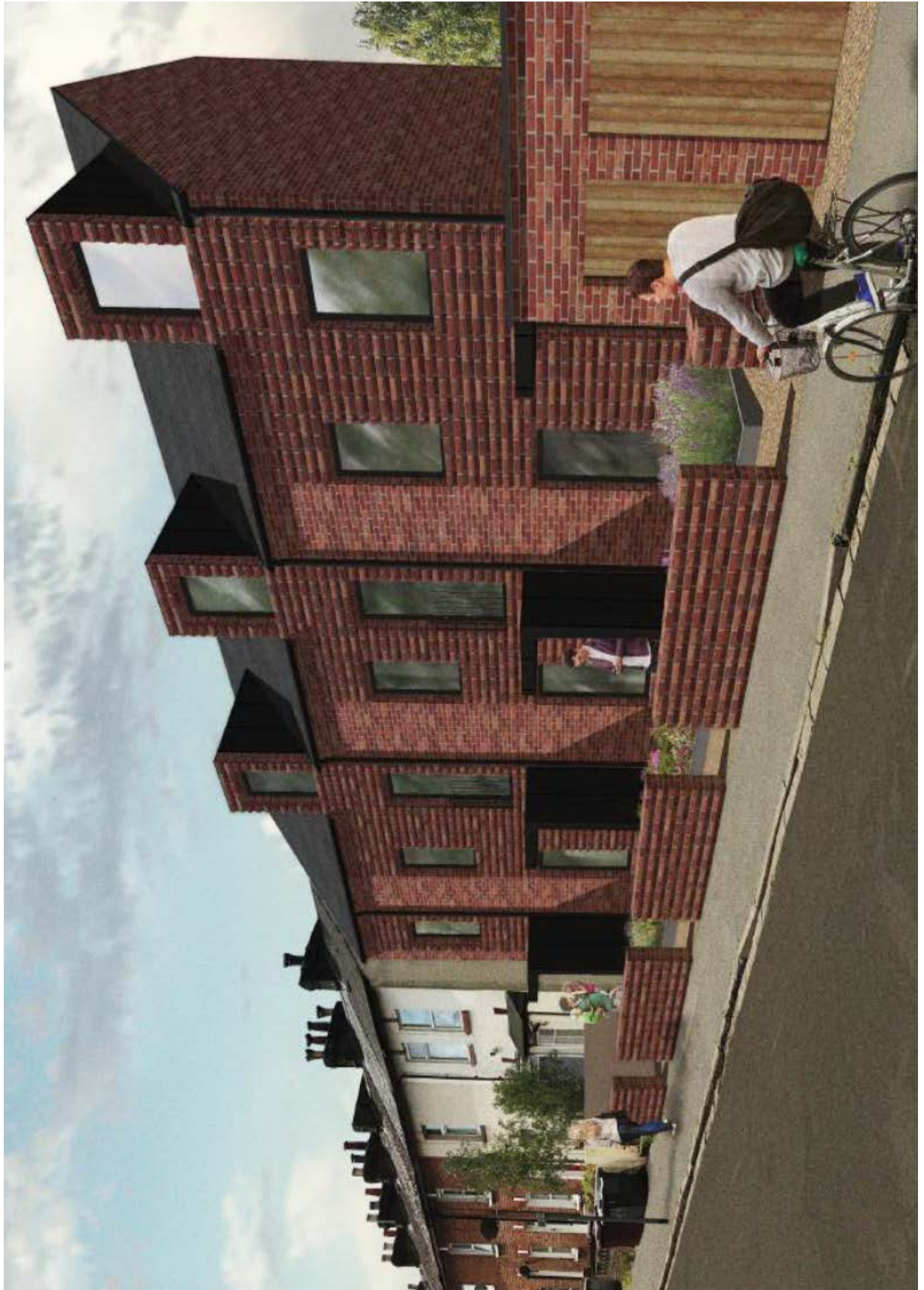


Ground floor plan



Proposed first and second floor plans



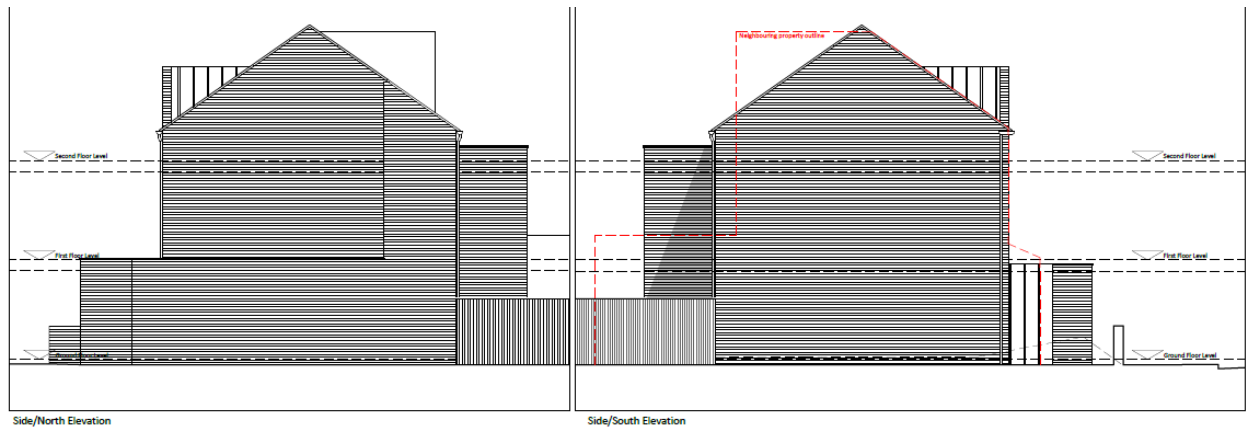


Visualisation of the proposed George Street streetscene

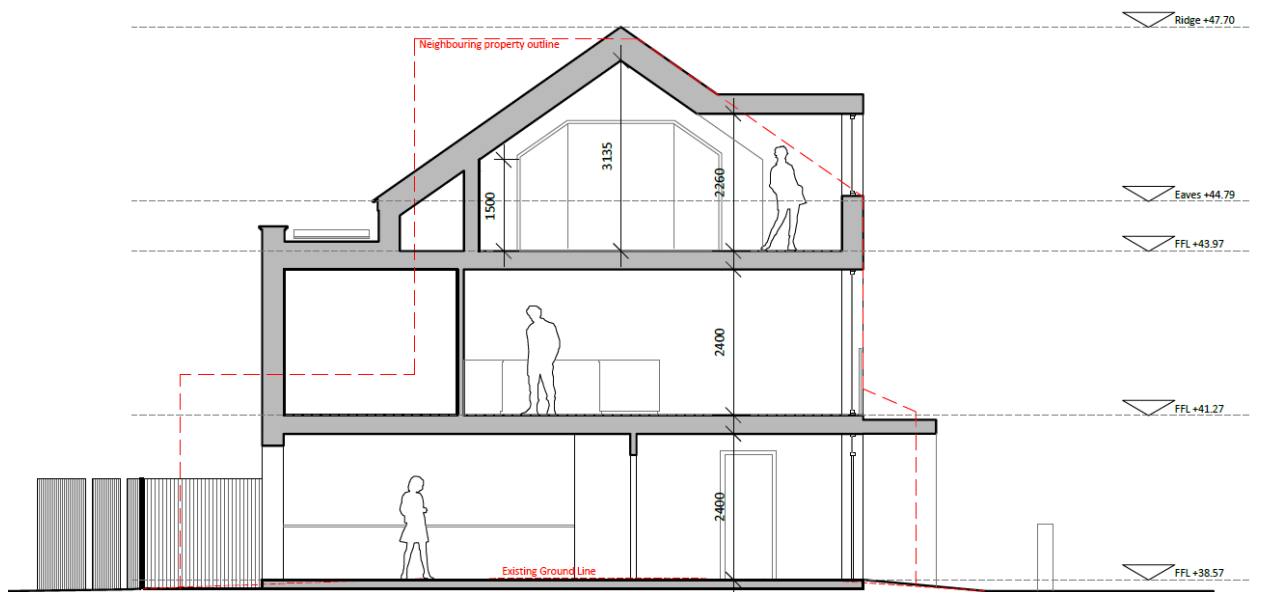


Proposed George Street streetscene

90 GEORGE STREET	92 GEORGE STREET	94 GEORGE STREET	PROPOSED DEVELOPMENT
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Proposed side and rear elevation plans



Proposed section plan