

Development Management Sub-Committee Report

Wednesday 30 March 2022

**Application for Planning Permission
103 Newcraighall Road, Edinburgh, EH21 8QU.**

Proposal: Material variation to planning permission 01/02628 for erection of ten dwellings to allow minor variation in finished floor levels and associated ridge levels.

**Item – Committee Decision
Application Number – 21/06755/FUL
Ward – B17 - Portobello/Craigmillar**

Reasons for Referral to Committee

This application has been referred to the Development Management Sub-Committee because 20 letters of representation in objection to the proposal have been received. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub-Committee.

Recommendation

It is recommended that this application be **Granted** subject to the details below.

Summary

The impact on the setting of the listed building is acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal forms an acceptable sustainable development which accords with the relevant policies of the adopted Edinburgh Local Development Plan (LDP) and Scottish Planning Policy. The changes in the site levels and finished floor levels of the dwellinghouses will ensure that the originally consented dwellings will not be at risk of flooding, and that the development will not increase the flood risk to the surrounding area. The proposal will not have an unacceptable adverse impact on neighbouring amenity. Having due regards to the particular circumstances of an existing of a historical extant consent for the development of 10 new build dwellings on the site, the reasoning for the submission of this application and the provisions of planning circular 3/2012; it would not be proportionate or reasonable for the planning authority to request developer contributions in respect of this specific development.

SECTION A – Application Background

Site Description

The site consists of a section of land totalling 0.7 hectares in area situated on the northern side of Newcraighall Road. The site is bordered to its east and south by residential properties, to its north by open agricultural land. The site was previously occupied by several commercial/industrial uses and incorporated industrial structures, the former Wanton Walls Farmhouse and the farmhouse steadings. The structures and farmhouse steadings have since been demolished and only the Wanton Walls Farmhouse remains in situ.

Development was commenced on the residential development authorised by planning permission 01/02628/FUL in 2008. Following the commencement of development, the site subsequently lay vacant for an extended period of time. Construction has subsequently re-started on the development. Several partially completed dwellings and associated access roads are now located on the site.

Description Of The Proposal

The proposal seeks planning permission to vary planning permission 01/02628/FUL by changing the previously approved site levels and finished floor levels of the new build dwellings. The change in levels is required to bring the site levels into line with the Road Construction Consent (RCC). The increase in the floor levels of each individual dwellinghouse are as follows:

Plot 1 - 94 cm
Plot 2 - 80 cm
Plot 3 - 72 cm
Plot 5 - 77cm
Plot 6 - 93cm
Plot 7 - 14cm
Plot 8 - 33cm
Plot 9 - 38cm
Plot 10 - 54cm
Plot 11 - 50cm

Supporting Information

Etive Flood Report, Plot Levels and Overland Flow Routes

Flood Risk Assessment and Surface Water Management Plan

Planning and Design Statement

Supplementary Planning Note

Supplementary Note - Structural Assessment of Farmhouse

Relevant Site History

01/02628/FUL

103 Newcraighall Road

Edinburgh

EH21 8QU

Erection of 11 houses, alterations to access road and demolition of no. 105

Newcraighall Road and outbuildings

Refused

28 August 2002

01/02628/LBC

103 Newcraighall Road

Edinburgh

EH21 8QU

Demolition of farm outbuildings and part demolition of boundary wall

Refused

28 August 2002

01/02628/VARY

103 Newcraighall Road

Edinburgh

EH21 8QU

Non material variation

VARIED

31 October 2007

01/02628/VAR2

103 Newcraighall Road

Edinburgh

EH21 8QU

Non material variation amending design of units to east.

VARIED

4 June 2019

01/02628/VAR3

103 Newcraighall Road

(Wanton Wells Farm)

Edinburgh

EH21 8QU

Non Material Variation to Planning Consent 01/02628/FUL.

VARIED

4 September 2019

01/02628/VAR4

103 Newcraighall Road

Edinburgh

EH21 8QU

Non Material Variation to Planning Consent 01/02628/FUL.

VARIED

29 October 2020

01/02628/VAR5
103 Newcraighall Road
Edinburgh
Musselburgh
EH21 8QU
Non Material Variation - change of material for a portion of the roof tiles.
VARIED
19 July 2021

01/02628/VAR6
103 Newcraighall Road
Edinburgh
EH21 8QU
Non Material Variation to 01/02628/FUL - site levels
NOT VARIED
23 December 2021

20/03756/LBC
103 Newcraighall Road
Edinburgh
EH21 8QU
Alterations to listed building to convert to residential use including raising wallhead and roof level, new windows and doors and harling of masonry.
Granted
23 December 2020

Other Relevant Site History

Enforcement History

20/00140/EOPDEV - Investigation into the erection of a perimeter fence around the site. No formal action taken and investigation closed 16 July 2020

21/00509/ENCOMP - Investigation currently pending consideration into non-compliance with the approved drawings for application 01/02628/FUL

Site History for Adjacent Site - 107 Newcraighall Road

The site directly to the south of the application site is currently under development by the same developer

05/02230/FUL - Planning permission granted for the construction of two dwellings - 18 July 2006

20/04338/FUL - Planning permission granted for the construction of two dwellings - 18 January 2021

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Flood Prevention

City Archaeologist

Environmental Protection - Contaminated Land Officer

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 6 January 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): Not Applicable;

Site Notices Date(s): Not Applicable;

Number of Contributors: 20

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s), this report will first consider the proposals in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development harming the listed building or its setting?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and

- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) the proposals have an acceptable impact on the listed building

The Wanton Walls Farmhouse is incorporated into the proposed layout. It will sit on plot 4 of the site with houses on either side of it and facing it to form a small courtyard. This will enable an attractive setting for the farmhouse to be provided. The proposed rise in the floor levels of the surrounding houses will not have a detrimental impact on the setting of the farmhouse. The application does not propose any further changes or alterations to the farmhouse itself beyond the alterations which have already been consented under application 20/03756/LBC, and the proposal will not have a detrimental impact on the unique architectural and historical character of the listed building.

Consideration of whether to impose a condition in respect of the listed building is considered further in Section B c) below.

The impact on the setting of the listed building is acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) the proposals comply with the development plan.

The Development Plan comprises the Strategic and Local Development Plans. The relevant policies to be considered are:

- LDP Housing policies Hou 1 and Hou 6
- LDP Design policies Des 1, Des 5
- LDP Caring for the Environmental Policy Env 21
- LDP Delivering the Strategy policy Del 1

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering policies Des 1, Des 5 and Env 21.

The supplementary guidance on Developer Contributions and Infrastructure Delivery is relevant when considering policy Del 1

Principle of the Development

The principle of residential development has been established with the approval of application 01/02628/FUL. The design, form and external appearance of the proposed dwellings, and their respective garden areas have all been approved through the granting of the original application and subsequent non-material variations.

The proposal is acceptable in principle and complies with policies Hou 1 and Des 1.

Flood Prevention

The application site is designated on the SEPA flood map as being at a low and medium risk of surface flooding. Scottish Planning Policy (SPP 254-268) and policy Env 21 of the adopted Edinburgh Local Development Plan (LDP) outline the importance of ensuring that development will not increase a flood risk or be at risk of flooding itself.

The change in site levels raises considerations in relation to flooding and the discharge of surface water from the site. A detailed flood risk assessment and surface water management plan was submitted in support of the application. The Council's Flood Prevention Department have reviewed the submitted information and have not raised any objection to the proposal. However, they have requested that a CCTV survey is undertaken to confirm the capacity of a culverted watercourse directly to the north of the site to accept the discharge of drainage from the site. A condition will be added to this consent to require a survey to be undertaken to the satisfaction of the planning authority within three months of the date of any consent being granted.

The proposal will not be at risk of flooding or increase the flood risk to the surrounding area. The proposal complies with LDP policy Env 21 and Scottish Planning Policy.

Neighbouring Amenity

Policy Des 5 of the local development plan states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected.

The proposed variation to the original consent raises issues directly in respect of the amenity of neighbouring properties to the east. The rear elevation of plot 10 is positioned opposite the rear garden and western gable elevation of 113C Newcraighall Road. The rear elevation of plot 11 is also positioned opposite the gable elevation of 113C, and the rear garden of 113B Newcraighall Road.

The Edinburgh Design Guidance advises that the pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. The EDG also states that the guidance does not seek to protect the privacy of gables of existing housing.

The area surrounding the application site is characterised by detached dwellinghouses predominantly constructed during the 1990's and 2000's. There is no defined spatial pattern to residential development in the locale, with many nearby dwellings demonstrating an unorthodox layout and a variation in window distances from boundaries. The windows on the south elevation of number 113C are situated 9 metres from the garden boundary of number 113B, while the windows on the western gable elevation of number 113 are situated within 3 metres of the rear garden boundary of number 111.

While the windows on the rear elevations of plots 10 and 11 are higher than originally consented, they maintain their originally consented distances from the site boundary. In terms of direct overlooking of garden areas, the relationship between the upper floor windows of plots 10 and 11 to the rear gardens of 113B and 113C Newcraighall Road remains similar to that between other properties in the surrounding area as described above. The increase of 54cm and 50cm in the floor levels of plots 10 and 11 does not have an unacceptably adverse impact on the amenity of neighbouring residents in respect of overlooking.

As a result of the increase in the height of plots 10 and 11, the top sections of the ground floor windows and glazed door on the western gable elevation of 113C are visible from the ground floor windows on the rear elevations of these plots. The gable windows and the glazed door are now also more visible from the first-floor bedroom and bathroom windows on the rear elevations of plots 10 and 11.

While the level of window-to-window views has increased when set against the originally consented site and floor levels, fundamentally, the windows and door which are affected are themselves gable windows which are sited in very close proximity to the site boundary, and which are not afforded any specific protection within the Edinburgh Design Guidance.

The increase in floor levels will not have an adverse impact on the privacy relationship between the new plots and existing properties

The submitted drawings detail that plots 10 and 11 will continue to comply with the Vertical Sky Component (VSC) daylight test and 45-degree overshadowing test in respect of the dwellings to the east. The proposal will not result in an unacceptable impact on daylight or adverse overshadowing.

Having regards to the above, the proposal is not considered to have an adverse impact on the amenity of neighbouring residents. The proposal complies with LDP policy Des 5.

Developer Contributions and Affordable Housing

Policy Del 1 of the local development plan states that proposals will be required to contribute to infrastructure provision where relevant and necessary to mitigate any negative additional impact, and where commensurate to the scale of the proposed development.

The application site is identified within the Council's Guidance for Developer Contributions & Infrastructure Delivery as being within the Castlebrae Education Contribution Zone and the Brunstane Health Care Zone. The guidance states that new developments are expected to generate 0.3 primary school pupils and 0.2 secondary school pupils per dwelling. The proposed development would therefore be expected to generate more than one primary school and secondary school pupil.

The guidance outlines that the full education contribution for new houses in this zone where there is pupil generation would be £22,281 for infrastructure and £2,679 for land per dwelling. In respect of this development, as the development would create 10 new dwellings, this would result in infrastructure contributions of £222,810 and land contributions of £26,790. The site is also identified as being within the Brunstane Health Care Contribution Zone which would generate a contribution of £60 per dwelling.

In determining whether it is necessary or reasonable to request developer contributions for the current proposal, the planning authority must have due regard to several key considerations. These include the reasoning behind the requirement for submitting the application, the relevant national tests outlined in circular 3/2012 'Planning Obligations and Good Neighbour Agreements', the existence of the original extant consent for 10 new build dwellings on the site (application 01/02628/FUL), and the relevant case law applicable to these matters.

Circular 3/2012 Planning Obligations and Good neighbour Agreements outlines that planning obligations for a proposal should only be sought where they meet all of the following tests;

- necessary to make the proposed development acceptable in planning terms (paragraph 15)
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19)
- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23)
- be reasonable in all other respects

While the proposed application would form a new consent for the site, the application has been submitted to address the matter of the variation in site levels which has arisen as a result of the requirement for the site to be constructed in accordance with a Road Construction Consent. The dwellings are not being enlarged, and their interior layouts are not being altered to permit higher levels of occupancy. All the proposed dwellings remain as four-bedroom houses, as they were originally proposed to be in 2001 when application 01/02628/FUL was subject to assessment by the planning authority.

Application 01/02628/FUL does not include any requirement for a contribution to be made to either healthcare or education provision.

Having regards to the reasoning behind the submission of this application, the presence of an extant consent with no required contribution, and the requirements of circular 3/2012; it would not be reasonable for the planning authority to make a request for an education or healthcare contribution in respect of this application.

Under the current provisions of Hou 6, the application in its current form would not meet the required minimum number of units for an affordable housing contribution as it does not involve the construction of 12 or more units within a single development.

It is acknowledged by the planning authority that a separate development for two dwellinghouses by the same developer is has been granted on a site directly to the south of the application site (application reference: 20/04338/FUL), and that the total number of units for both developments when combined exceeds 12. However, application 01/02628/FUL was an extant consent at the time when application 20/04338/FUL was determined, and the planning authority subsequently determined that the number of units in the adjacent site could not be counted for the purposes of identifying whether an affordable housing contribution was required. Consequently, it would be fundamentally unreasonable for the planning authority now seek to combine the units on both sites and make a request for an affordable housing provision in respect of this application.

The proposal complies with the requirements of LDP policy Del 1.

Conclusion in relation to the Development Plan

The proposal complies with the relevant policies of the local development plan. The proposal is acceptable in principle, will not be at risk of flooding, or increase the flood risk to the surrounding area or have an adverse impact on the amenity of neighbouring residents. Having due regards to the particular circumstances of an existing of a historical extant consent for the development of 10 new build dwellings on the site, and the provisions of planning circular 3/2012; it would not be proportionate or reasonable for the planning authority to request developer contributions in respect of this specific development. The proposal complies with policies Hou 1, Hou 6, Des 1, Des 5, Env 21 and Del 1.

c) there are any other material considerations which must be address.

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal comprises the development of 10 new build dwellings. All the dwellings are of good quality design, meet the current floorspace requirements in the Edinburgh Design Guidance and encompass ample sized private gardens. The dwellings will all provide a satisfactory living environment for future occupants. The development is situated on land which was formerly housed commercial and industrial uses and structures. The development represents the re-utilisation of previously developed brownfield land in a constructive manner. The development is situated in close proximity to local bus services which run along Newcraighall Road, and within convenient walking distance from Newcraighall Station which is located to the west. The National Cycle Network is also located adjacent to the western boundary of the site.

The proposal contributes to sustainable development. The proposal complies with Paragraph 29 of SPP.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Status of Conditions Attached to Application 01/02628/FUL

Planning permission 01/02628/FUL contained eight separate conditions. The application under consideration would form a new consent for the development on the site. There are a number of conditions which have been previously addressed and discharged as part of the original planning permission.

Representations submitted to the application have raised questions regarding the restoration of the farmhouse. Condition 2 required a scheme to be submitted and agreed for the renovation and repair of the farmhouse, and that the scheme be implemented and the farmhouse made ready for occupation prior to any other part of the development.

An initial proposal to convert the farmhouse into habitable accommodation was submitted to the planning authority in 2020 (applications 01/02628/VARY4 and 20/03756/LBC). Supporting information submitted by the applicant details that exploratory works undertaken in connection with the proposed redevelopment of the farmhouse, specifically the removal of the render to expose the original stonework, have revealed that the structural integrity of the external walls is worse than originally thought. It is now not certain whether the farmhouse is capable of being safely converted into habitable accommodation.

At the time when the original application was assessed in 2001 - 2002, the farmhouse had been recently in use as residential agricultural accommodation. The farmhouse has since lain vacant for an extended period, and its internal and external condition have deteriorated to a significant degree. Having due consideration of the fact that there is now significant uncertainty over whether the farmhouse can now be converted into residential accommodation, it would be unreasonable for the planning authority to reapply this condition to any new consent.

Approving the proposal without this condition being attached does not allow for the farmhouse to be demolished or for a new dwelling to be constructed in its stead. A further application for listed building consent would be required for the demolition of the farmhouse, while planning permission would be required for the construction of a new dwelling in its place.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Material considerations - objections

Proposal will have a detrimental impact on amenity of neighbouring residents due to adverse overlooking and loss of privacy, loss of daylight and adverse overshadowing - addressed in section B (b) 'Neighbouring Amenity'

Proposal will increase flood risk to surrounding area and raises issues in respect of flooding, drainage and discharge of surface water - addressed in section B (b) 'Flood Prevention'

Proposal will have an adverse impact on the character and appearance of the surrounding area - addressed in section B (b) 'Principle of the Development'

Proposal will result in the loss of the Wanton Walls Farmhouse situated on the site - addressed in section B (b) 'Status of Conditions Attached to Application 01/02628/FUL'

Proposal will not result in the creation of a satisfactory living environment for future occupants - addressed in section B (b) 'Principle of the Development' and (b) 'Any Other Material Considerations'

non-material considerations - objections

The Planning authority has not taken formal enforcement action in respect of the erection of a perimeter fence around the site - The planning authority has previously undertaken an enforcement investigation into the erection of a timber fence around the boundary of the site (investigation 18/00425/EOPDEV) and has determined that it is not expedient to take formal action. Matters relating to damages and repairs to boundary walls are a civil matter

Plots '12 and 13' are not included in the application - These dwellings did not form part of application 01/02628/FUL and as such have not been included in the submitted application.

Site Levels shown on the submitted plans are not accurate - The planning authority has reviewed the submitted information and is satisfied that it is sufficient to allow the determination of the application.

Construction noise associated with the development has caused disruption to neighbouring residents - Noise from construction associated with a development cannot be controlled under planning legislation. These matters must be addressed under Environmental Protection legislation.

One property which was notified of the development in accordance with the requirements of the Town and Country Planning (Development Management Procedure Regulations) (Scotland) has been demolished.

Conclusion in relation to identified material considerations

The proposal does not raise any issues in respect of identified material considerations.

c) Overall conclusion

The impact on the setting of the listed building is acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal forms an acceptable sustainable development which accords with the relevant policies of the adopted Edinburgh Local Development Plan (LDP) and Scottish Planning Policy. The changes in the site levels and finished floor levels of the dwellinghouses will ensure that the originally consented dwellings will not be at risk of flooding, and that the development will not increase the flood risk to the surrounding area. The proposal will not have an unacceptable adverse impact on neighbouring amenity. Having due regards to the particular circumstances of an existing of a historical extant consent for the development of 10 new build dwellings on the site, the reasoning for the submission of this application and the provisions of planning circular 3/2012; it would not be proportionate or reasonable for the planning authority to request developer contributions in respect of this specific development.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions :-

1. 1.a) Prior to commencement of construction works:

A design specification including installation detail and an outline verification plan and/or procedure that will apply to gas protection measures in accordance with Section 5.4. of the approved Remediation Strategy - 8198OR07/February 2020, shall be provided to the satisfaction of the Planning Authority.

b) In accordance with Section 8 of the approved Remediation Strategy - 8198OR07/February 2020 , an audit of the implementation of actions and remediation measures of the Remediation Scheme will be undertaken. Documentary records to verify those actions and measures shall be provided in a final Validation Report to the satisfaction of the Planning Authority.

2. Within three months of the date of this consent, a full CCTV survey of the existing culvert watercourse directly to the north of the site shall be undertaken, submitted to and agreed in writing by the planning authority. Any further remedial measures identified as a requirement of this survey shall be undertaken to the satisfaction of the planning authority.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 23 December 2021

Drawing Numbers/Scheme

01 - 20

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Allanson, Planning Officer
E-mail: james.allanson@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Flood Prevention

COMMENT: CEC Flood Prevention require that a CCTV survey is undertaken as soon as possible given the timescales of this application and its determination. It is important to review the condition and capacity of the culvert given the reliance for discharge of land drainage which may impact flood risk. We will look to recommend this application for approval at determination but will condition the decision to ensure it is undertaken.

DATE: 8 March 2022

NAME: City Archaeologist

COMMENT:

The site has been subject to a number of programmes of work relating to the redevelopment of the site firstly by Headland Archaeology in 2007 who undertook the recording of the steading buildings before their demolition and evaluations and latterly by CFA. CFA's (Project 4068) work to record the historic farmhouse and associated remains started in 2021 has yet to be completed.

Given that this application doesn't materially affect the listed farmhouse, the results of the earlier archaeological investigations and nature of this application, it has been concluded that there are no, known, archaeological implications in regard to this application.

DATE: 8 March 2022

NAME: Environmental Protection - Contaminated Land Officer

COMMENT: Further to your consultation request regarding mitigation measures to address land contamination issues in relation to the proposed development, the following Planning Condition is suggested to be applied as an updated condition to obtain the information that would be necessary to discharge the remainder of contamination condition elements in effect based on the previous application 01/02628/FUL, which was the subject of the previous letter of 28th June 2021.

For the mitigation of identified risks from ground contamination/ground gas in relation to the development:

1.a) Prior to commencement of construction works:

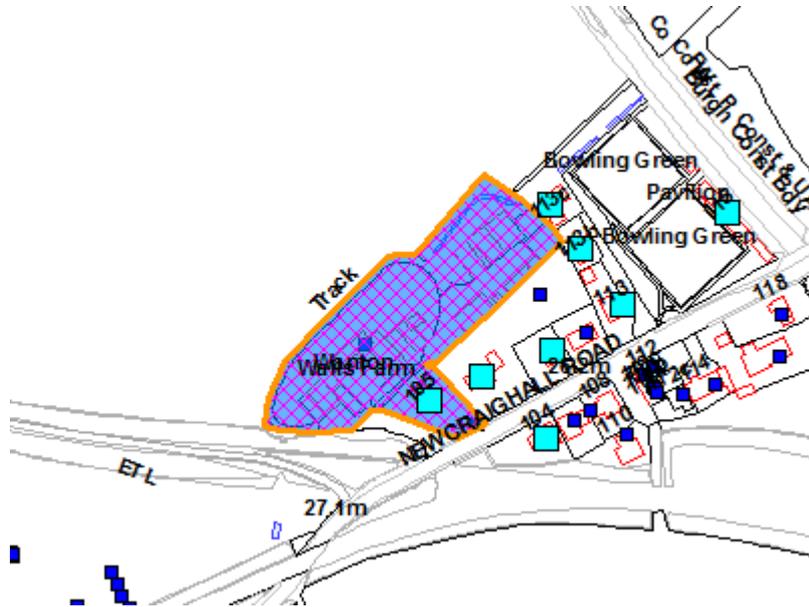
A design specification including installation detail and an outline verification plan and/or procedure that will apply to gas protection measures in accordance with Section 5.4. of the approved Remediation Strategy - 8198OR07/February 2020, shall be provided to the satisfaction of the Planning Authority.

b) In accordance with Section 8 of the approved Remediation Strategy - 8198OR07/February 2020 , an audit of the implementation of actions and remediation measures of the Remediation Scheme will be undertaken. Documentary records to verify those actions and measures shall be provided in a final Validation Report to the satisfaction of the Planning Authority.

DATE: 8 March 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420