

REPORT TO: Planning Committee

MEETING DATE: Tuesday 2 June 2015

BY: Depute Chief Executive
(Partnership and Services for Communities)

SUBJECT: Application for Planning Permission for Consideration

Application No. **13/00519/PM**

Proposal Erection of 385 houses, 48 flats, garages and associated works

Location **Letham Mains
Haddington
East Lothian**

Applicant Mactaggart and Mickel/Taylor Wimpey/Classhappy Ltd

Per HolderPlanning

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

As the area of the application site is greater than 2 hectares and the proposed development is for more than 50 houses, the development proposed in this application is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development and thus it cannot be decided through the Council's Scheme of Delegation. The application is therefore brought before the Planning Committee for a decision.

As a statutory requirement of major development type proposals this development proposal was the subject of a Proposal of Application Notice (Ref: 11/00004/PAN) and thus of community consultation prior to this application for planning permission being made to the Council. The community consultation undertaken was also at the same time undertaken in respect of a wider scheme of housing, a school and other development of land at Letham Mains, Haddington.

As an outcome of that and as a statutory requirement for dealing with major development type applications a pre-application consultation report is submitted with this application. The report informs that some 188 people attended the pre-application public exhibition, which was held over a two day period at the Corn Exchange, Haddington, and that those attendees made a number of queries and suggestions regarding the proposals. Amendments have been made to the proposal following the community consultation. The development for which planning permission is now sought is however of the same

character as that which was the subject of the community engagement undertaken through the statutory pre-application consultation of the proposal.

This application relates to some 43 hectares of agricultural land at Letham Mains, on the western edge of Haddington. The agricultural land is allocated for a mixed use development of 750 houses, social and community facilities and associated infrastructure by Proposal H3 (Letham Mains) of the adopted East Lothian Local Plan 2008. It is also allocated for a new primary school by Proposal ED3 (Letham Primary School, Haddington) of the adopted East Lothian Local Plan 2008.

The allocated site is irregularly shaped. The land slopes down from north to south. It is bounded to the north by the B6471 road, beyond which are existing residential properties, a field, and the land of the former Gateside Commerce Park.

In January 2015 planning permission (Ref: 14/00219/PM) was granted for the erection on the former Commerce Park site of 112 houses, business/ light industrial units (Class 4 use) and a pub/ restaurant. The commerce buildings have recently been demolished. Development of the 112 houses, business/ light industrial units (Class 4 use) and a pub/ restaurant has not yet commenced.

In November 2014 planning permission in principle 13/00800/PPM was granted for a residential and business development of the field that is on the northern side of the B6471 road, to the north of the allocated site. Approval of matters specified in conditions of planning permission in principle 13/00800/PPM (Refs: 14/00940/AMC and 14/00941/AMC) have since been granted for the erection of a total of 60 houses on the part of the field approved for housing development. Additionally in April 2015 the Council resolved to grant planning permission (Ref: 14/00904/P) for the erection of a further 19 houses on the part of the field approved for housing development, subject to the prior conclusion of a legal agreement to secure education and affordable housing contributions. That legal agreement has not yet been concluded and therefore planning permission 14/00904/P has not yet been granted. In March 2015 approval of matters specified in conditions of planning permission in principle 13/00800/PPM (Ref: 15/00204/AMM) was sought for the erection of business units on the part of the field approved for business development. The application has not yet been registered as it was found to be invalid on receipt.

To the east the allocated site is bounded by the St Laurence House Burn and a section of the Letham Burn, beyond which are residential properties. The allocated site is bounded to the south by agricultural land and by a length of Pencaitland Road.

In March 2014, following an appeal to the Scottish Ministers, planning permission in principle (Ref: 13/00071/PPM) was granted for the principle of the residential development of some 6.7 hectares of land at Dovecot Farm, to the south of Pencaitland Road. In September 2014 approval of matters specified in conditions of planning permission in principle 13/00071/PPM (Ref: 14/00731/AMM) was sought for the erection of 109 houses and 4 flats on that land. A cross-referenced report on that application is at this time also presented to the Planning Committee.

The allocated site is partly bounded to the west by a belt of trees and beyond that by a shared access drive serving the properties of Letham House, East Cottage, Little Letham and West Letham. Letham House is listed as being of special architectural or historic interest (Category B). The allocated site is otherwise bounded to the west by agricultural land.

A Scheduled Ancient Monument, known as Spottiswoode, enclosure 145m SSW of, occupies the northeast part of the allocated site.

A residential property known as Gateside Cottage is located on part of the northern end of the allocated site.

In January 2014 planning permission (Ref: 14/00089/PM) was sought for the erection of 257 houses and 119 flats on the eastern part of the allocated site. In July 2014 planning permission (Ref: 14/00534/PCL) was sought for the erection of a primary school and associated works on the central part of the allocated site. Cross-referenced reports on planning applications 14/00089/PM and 14/00534/PCL are at this time also presented to the Planning Committee.

Planning permission is sought through this application for the erection of 385 houses and 48 flats and for associated infrastructure including roads and footpaths, open space, and landscaping on the western part of the allocated site.

The proposed development would be comprised of 178 detached houses, 98 semi-detached houses, 109 terraced houses and 48 flats. The majority of residential units would be two storeys in height. However three of the proposed houses would be bungalows and some of the flatted buildings would be three storeys in height. 74 of the proposed residential units are being promoted as affordable housing.

The application site has an area of 19.2 hectares. It is essentially dissected into a northern part and a southern part by the Letham Burn, which flows through the site.

The northern part of the application site would be accessed from the B6471 road by way of a new access junction. It would provide access to a new road that would run on a north to south east alignment and which would form part of a new distributor road between the B6471 road and Pencaitland Road. The southern part of the distributor road is proposed in separate application 14/00089/PM.

A total of 312 residential units would be located within the northern part of the site. A public square and a small area of open space are proposed within the northwest corner of the northern part of the site. A play area would be centrally located and a SUDS basin would be formed on some of the southern end of the northern part of the site. A 5 metres wide strip that would be left to naturally regenerate would be formed along the western edge of the northern part of the application site and a 6.5 metres wide landscape belt would be formed along the edge of the site adjacent to the property of Gateside Cottage.

A linear park is proposed along the central part of the site, on either side of the Letham Burn. The linear park would include a play area and footpaths along the northern and southern sides of the Burn.

The southern part of the application site would be accessed from the proposed new distributor road. A total of 121 residential units would be located within the southern part of the site. A small area of open space would be centrally located within the southern part of the site.

A revised site layout plan has also been submitted, which shows changes to the proposed road layout, reorientation of the some of the residential units on the northern edge of the site such that their front elevation would now face northwards, towards the B6471 road, and the introduction of a landscaped edge between the B6471 road and the residential units proposed for the northern edge of the site.

The application is supported by a Masterplan Document, a Design and Access Statement, a Flood Risk Assessment, an Archaeological Study, a Tree Survey, a Site Investigation, an Ecology Report, a Drainage Impact Assessment, a Surface Water Management Plan, a Landscape and Visual Impact Assessment, a Flood Risk Assessment and a Transport Assessment.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development of the allocated lands of Letham Mains falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On 30 August 2011 the Council issued a formal screening opinion to the applicant. The screening opinion concludes that it is East Lothian Council's view that the proposed development is not likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission. It is therefore the opinion of East Lothian Council as Planning Authority that there is no requirement for the proposed development to be the subject of an EIA. This includes the proposed erection of a primary school within the allocated site.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Proposal H3 (Letham Mains) and Policies H1 (Housing Quality and Design), H2 (Development Frameworks), H4 (Affordable Housing), ENV7 (Scheduled Monuments and Archaeological Sites), DP1 (Landscape and Streetscape Character), DP2 (Design), DP4 (Design Statements), DP5 (Major Development Sites), DP17 (Art Works- Percent for Art), DP18 (Transport Assessments and Travel Plans), DP20 (Pedestrians and Cyclists), DP22 (Private Parking), DP24 (Home Zones), C1 (Minimum Open Space Standard for New General Needs Housing Development), C2 (Play Space Provision in New General Needs Housing Development), T1 (Development Location and Accessibility), T2 (General Transport Impact) and INF3 (Infrastructure and Facilities Provision) of the adopted East Lothian Local Plan 2008 are relevant to the determination of the application.

A material consideration in the determination of this application is the supplementary planning guidance of "Design Standards for New Housing Areas", which was approved by the Council on 10th March 2008. This guidance requires that a more flexible approach be taken in road layout and design for proposed housing developments and sets core design requirements for the creation of new urban structures that will support Home Zone development as well as establishing design requirements for the layout of and space between buildings. Developers must provide adequate information to the satisfaction of the Council to demonstrate the merits of their design.

Also material is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes.

A further material consideration is the Development Framework for Letham Mains, which was approved by the Council at a meeting of Cabinet on the 18 January 2011. It sets out how the Council requires the site to be developed in terms of its land use, design and infrastructure requirements.

A total of 4 written representations have been received in respect of this planning application. Of these, 3 make objection to the proposed development. The other written representation does not state whether they object to or support the proposed development.

A copy of each written representation is contained in a shared electronic folder to which all Members of the Committee have had access.

The main grounds of objection are summarised as follows:

- * The proposed development could increase traffic using the road through Letham Mains Holdings between the A199 road and the A6093 road;
- * A core path would be affected by the proposed development;
- * There is no local necessity for development of this scale;
- * There is no local employment for the increased population envisaged; and
- * A submitted plan appears to show part of the objector's property within the application site.

The agent acting on behalf of the applicant has confirmed in writing that the objector's property does not form part of the application site.

The other written representation raises concerns about extra traffic using the road through Letham Mains Holdings between the A199 road and the A6093 road

Haddington Community Council raise two concerns with the proposal. Firstly, there is no details of the primary school and the Community Council question whether the area set aside would be big enough to cope with the extra houses already in the pre-planning phase. Secondly the Community Council advise that the two proposed SUDS ponds are an accident waiting to happen, as there are statistics galore for people drowning in open bodies of water.

The Community Council consultation response was written prior to planning application 14/00534/PCL being submitted in respect of the proposed school at Letham Mains. The Community Council are aware of that proposal and raise no objection to it. The Council's Education Service, who submitted application 14/00534/PCL, are satisfied that the site is large enough to accommodate the pupils that will arise from the residential units proposed in applications 13/00519/PM and 14/00089/PM.

Health and safety issues associated with SUDS ponds are covered by legislation other than planning legislation.

The land of the application site and the lands of applications 14/00089/PM and 14/00534/PCL are together covered by Proposal H3 (Letham Mains) of the adopted East Lothian Local Plan 2008. Proposal H3 defines all of the land as being a strategic housing site and allocates it for a mixed use development of 750 houses, social and community facilities and associated infrastructure.

Local Plan Proposal H3 requires the Council to prepare a Development Framework addressing the development requirements of the site. Proposal H3 states that it will then be the responsibility of the developer to submit for approval a Masterplan consistent with this Framework, and with the local plan's development policies prior to or as part of an application for planning permission. Proposal H3 stipulates that developer contributions are required for all necessary infrastructure, education and community facilities arising as a consequence of this development. It further stipulates that the developer must undertake a flood risk assessment.

Proposal H3 reflects the requirements of Policy H2 of the adopted East Lothian Local Plan 2008. The first of these requirements is that development proposals for strategic housing sites must conform to the relevant Development Framework and the second is that Masterplans for the allocated lands must comply with the relevant Development Framework and with other local plan policies. A Masterplan should be submitted prior to or as part of an application for planning permission to develop a strategic housing site.

A Development Framework for the allocated lands of Letham Mains was approved by the Council on the 18 January 2011. It sets out how the Council requires the site to be developed in terms of its land use, design and infrastructure requirements.

The land of this application is also covered by Policy DP5 of the adopted East Lothian Local Plan 2008. As the site is part of a strategic housing site defined and allocated for residential development by Proposal H3, Policy DP5 requires the submission of a Masterplan for the entire allocated site and an accompanying supporting statement. Policy DP5 sets out the minimum information that must be contained within the Masterplan submission.

A single Masterplan has been submitted in respect of this application. Additionally Masterplans have been submitted in respect of applications 14/00089/PM and 14/00534/PCL. Together they form a Masterplan for the entire allocated site. Moreover, an accompanying Masterplan Document, which covers all of the allocated lands of Letham Mains, has been submitted with this application. The submitted Masterplans and accompanying Masterplan Document are compliant with the purpose and integrity of Policy DP5 of the adopted East Lothian Local Plan 2008.

Consistent with Policy DP4 of the adopted East Lothian Local Plan 2008, a design statement has been submitted with the planning application. It provides a contextual analysis of the site and sets out design solutions for the development. The design solutions address matters of layout, design, landscape and access in respect of the proposed development.

Proposal H3 allocates the land at Letham Mains for a development of approximately 750 houses.

Through their detailed masterplanning of the lands of Proposal H3, the applicant, together with the applicants for application 14/00089/PM, have established that in total it is capable of accommodating more than the approximately 750 houses that the Local Plan allows for the site. The Masterplans submitted with the applications show how a total of 809 residential units would be accommodated on all of the lands of Proposal H3.

The Council's approved Development Framework for Letham Mains states that for the Council to give consideration to the principle of any such further development within the allocated site, then, in the case of residential development, it must first be satisfied (i) that the additional dwellings can be justified by a demonstrable housing land requirement; (ii) that this site is an appropriate location to contribute to the requirement; and (iii) that the

additional dwellings released would make an early and effective contribution to that requirement. The Council must also be satisfied that, for all uses, related infrastructure requirements can be provided to its satisfaction and at any future applicant's expense, and that the impacts of any such further development will be acceptable.

At its Cabinet meeting of 10 December 2013, the Council agreed that East Lothian has a shortfall in its effective housing land supply. There is therefore a demonstrable housing land requirement for the additional 59 residential units now proposed for the allocated lands of Letham Mains. As the approved Local Plan acknowledges, the allocated site has good access onto the A1 trunk road and good pedestrian linkages into the existing community. The site is therefore in an appropriate location to contribute towards meeting the shortfall in effective housing land supply. The additional 59 residential units would be a component of two housing developments that should be capable of being subject of an early site start. Through the assessment of this application it has been demonstrated that infrastructure requirements can be satisfactorily provided and, where relevant, at the applicant's expense. The impact of the additional 59 residential units would be acceptable, with due regard to the character and appearance of the area, privacy and amenity of neighbouring land uses including residential properties, and in all other regards including the impact on the local and trunk road network.

On this basis the additional 59 residential units that are in part the subject of this application and in part the subject of application 14/00089/PM meet the criteria set out in the approved Development Framework for Letham Mains and are therefore considered acceptable.

The approved Development Framework stipulates that the housing development of the allocated lands of Proposal H3 should provide an integrated mixed community that includes new focal areas, open spaces and centres of activity for residents as well as a full range and choice of new dwellings.

What is proposed for the development of the land the subject of this planning application would be a sympathetic extension of Haddington with due regard to the existing built form of the area and the housing proposed to the north and south of the allocated site. The proposed residential layout is broadly consistent with the requirements of the approved Development Framework for the site. It would be compatible with the form and layout of housing development proposed in application 14/00089/PM and the new school proposed in application 14/00534/PCL. As a whole, and consistent with the requirements of the approved Development Framework, the proposed development would provide an integrated mixed community that includes new focal areas, open spaces and centres of activity for residents as well as a full range and choice of new dwellings.

The approved Development Framework stipulates that the agreed masterplan should include a delivery schedule that establishes the phasing and timing programme for the proposed development. It should include the phasing and timing for the provision of education capacity, the local centre, the transportation works including completion of the new link and loop roads, footpaths and cycleways and Safer Routes to School. This should also apply to the provision of drainage infrastructure, recreational facilities, landscaping and open space.

An "Indicative Phasing Strategy" has been submitted as part of the Masterplan document. The Strategy illustrates how development could be split into 6 phases. Small scale indicative drawings are shown for each phase.

The proposed Phasing Strategy is unacceptable, as it would not ensure that the key components of development, such as the provision of education capacity, the local

centre, transportation works, landscaping and open space would be provided at the appropriate time. A condition should therefore be imposed requiring revised Phasing Plans to be submitted to and approved by the Planning Authority prior to the commencement of development.

One of the principal objectives of the Council's approved Design Standards for New Housing Areas is to reduce the visual dominance of the car in the streetscape of new housing developments. The applicant is proposing to erect walls or plant hedges along the front boundaries of the front gardens of most of the houses where they front onto roads within the development site. To some degree, and also in terms of the proposed erection of some detached garages, this would serve to reduce the visual dominance of the car in the streetscape within the development. There would be a full range and choice of dwelling types and sizes in both market and affordable tenures. These would include detached, semi-detached, terraced and flatted properties. The use of a range of house types would give a complimentary variation of architectural form to the development, which coupled with the orientation and layout of the buildings, would give a degree of variety of appearance to the development. Consistent with the requirements of the Development Framework, the proposed buildings would be no taller than three storeys in height. The proposed houses, flats and garages would not appear unduly prominent or intrusive in their surroundings and would not harm the character and appearance of this part of Haddington.

The walls of the proposed houses and flats would be predominantly finished in render. It is proposed that the rendered walls of all of the affordable housing and the Mactaggart & Mickel housing would be white in colour. The use of this single light colour is at odds with the approved Development Framework, which states that whole groups of buildings should not be all of the same colour. Instead a range of colours taken from a contemporary palette of colours must be used. Colours should take reference from traditional colours and tones used in Haddington. A condition can be imposed on the grant of planning permission to require the submission of a scheme of final finishes with a palette of colour of materials for the houses and flatted buildings, which has due regard to the finishes of other residential properties in Haddington. The condition should also allow for some use of reconstituted stone, providing it is limited to a distinctively complete feature of the houses and flatted building and respectful of their design integrity.

The site is capable of accommodating all of the proposed development including vehicular and pedestrian access and amenity space without being an overdevelopment of it. The proposed development would not be of a density incompatible with existing densities of development to the northeast and east of the site. The development of this site in the manner proposed would continue the urban edge of the western part of Haddington, reinforcing the existing built form and architectural character and appearance of the area.

The proposed new houses and flats would be so sited, oriented and screened such as not to harm the privacy and amenity of nearby residential properties through overlooking or overshadowing.

The proposed houses and flatted buildings would be laid out in such a way as to give an acceptable standard of residential amenity to their future occupants.

In the interests of safeguarding the amenity of the future occupiers of the proposed flats it should be made a condition of the grant of planning permission for the proposed development that bin storage facilities for the proposed flats be formed prior to the occupation of those residential units.

The Environmental Protection Manager recommends that a Construction Method Statement to minimise the impact of construction activity on the amenity of the area should be submitted to and approved by the Planning Authority. This can be secured by a conditional grant of planning permission for the proposed development.

The Council's contaminated land officer recommends that a soil gas survey to determine the current levels of gas emissions from the site should be submitted to and approved by the Planning Authority. The survey should if necessary design suitable measures to protect the occupiers of proposed dwellinghouses from the migration of these gases. This can be secured by a conditional grant of planning permission for the proposed development.

The Council's landscape project officer raises no objection to the proposed development, although she has recommended that the following changes should be made to the proposed layout:

- * The existing roadside hedge to the south of the B6471 road should be retained between the northwest corner of the application site and the proposed footpath link to the east of it;

- * Trees should be planted within the open space between the northernmost houses and the B6471 road;

- * The boundary treatment for all of the northern end of the application site should consist of a stone wall or a stone wall with a hedge planting above it;

- *The landscaped open space at the northern edge of the application site should be extended eastwards such that it would tie in with the proposed '6.5m landscaped zone';

- * The southern and western boundaries of the area delineated as 'Affordable Housing 3' on the docketed Combined Development Proposals drawing and the western boundary of the land between that area and the proposed section of distributor road to the north of it shall all be enclosed by a hedgerow interspersed with tree planting; and

- * boulevard tree planting should be provided on both sides of the distributor road that extends north-westwards from the proposed roundabout access.

All of the above landscape recommendations could reasonably be secured by a condition imposed on the grant of planning permission for the proposed development.

The landscape project officer further recommends that a scheme of landscaping should be submitted to and approved by the Planning Authority. This can be secured through a conditional grant of planning permission.

On all of these foregoing findings on matters of design, layout, landscaping and amenity the proposals are consistent with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies H2, DP1 and DP2 of the adopted East Lothian Local Plan 2008, the Council's "Design Standards for New Housing Areas", the Scottish Government Policy Statement entitled "Designing Streets" and with the approved development framework for Letham Mains, Haddington.

The Council's Archaeology/ Heritage Officer advises that the application site is within an area of known prehistoric and medieval remains. Accordingly he recommends that a programme of archaeological works should be carried out by a professional archaeologist to evaluate the application site for any potential archaeological remains.

This can be controlled through a conditional grant of planning permission. This approach is consistent with Scottish Planning Policy: June 2014, Planning Advice Note (PAN) 2/2011: Planning and Archaeology and with Policy ENV7 of the adopted East Lothian Local Plan 2008.

The Council's biodiversity officer raises no objection to the proposed development, being satisfied that no notable habitats will be affected by the development. He does however recommend that the applicant should submit details of how they intend to protect the habitat of the Letham Burn. This can be secured through a conditional grant of planning permission.

The Council's Road Services do not object to the proposed development, although they do make the following transportation recommendations:

- * A detailed swept path assessment should be undertaken for all of the access roads within the housing development. This should include the access junction onto the B6471. It should also be noted that pedestrian safeguards should not form any part of the manoeuvring space for the Design Vehicle. The Design Vehicle to be used in the detailed swept path assessment should be 2.5 metres wide, and should have a 6.1 metre wheelbase within an overall vehicle length of 10 metres;

- * Bus shelters and bus stops should be provided within the site;

- * Speed reducing measures should be provided on the distributor road (linking the A6093 road to the B6471) to ensure speed are kept at or below the 30mph speed limit;

- * At least one controlled pedestrian crossing should be provided over the distributor road (linking the A6093 road to the B6471) to take account of school related journeys;

- * For the housing area to the north western corner of the application site a further 3 visitors parking spaces shall be provided. Those spaces shall not be formed within any of the land proposed as open space;

- * For access to private parking courtyards, two-way movement of vehicles is necessary. The access should therefore be a minimum of 4.8 metres wide over the first 10 metres length;

- * The proposed path connection onto the distributor road (linking the A6093 road to the B6471) over the driveway for plots 32 & 33 of the Mactaggart & Mickel part of the application site is not approved. An alternative and segregated path shall instead be formed;

- * Pedestrian Safeguards shall be provided in the parking courtyards serving plots 16/17, 18/19, 20/21 & 22/23 of the area delineated as 'Affordable Housing 2' in the docketed Combined Development Proposals drawing;

- * 1 secure cycle storage space should be provided per flat;

- * Traffic signals should be provided on West Road. The signals should be linked to each other and the future Sainsbury's access junction to allow the efficient operation and management of the localised road corridor along the B6471;

- * A footway/cycleway should be provided along the southern side of the B6471 road linking the application site to the Park Lane junction with West Road. This should also extend westwards to the proposed Sainsbury's (toucan) signalised crossing to provide a

continuous link. This should be formed in accordance with the findings of the Safety Audit docketed to this planning permission;

- * A Quality audit to include visibility splays and removal of parking within these should be undertaken for the application site. This should include a risk assessment;

- * The distributor road (linking the A6093 road to the B6471) and its access junction with the A6093 road (including the required path connection eastwards to the Letham Burn Bridge on the A6093) must be provided and open to vehicular traffic, including members of the public, prior to the occupation of any houses south of Letham Burn. These should be formed in accordance with a Safety Audit that should be undertaken for those works;

- * The proposed path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road, should be formed and made available for use in accordance with a timetable to be agreed in advance;

- * For all the crossings of the Letham Burn (both pedestrian/cycle and vehicular) details, including structural, are required;

- * Cul-De-Sac's that are to form prospectively adoptable public roads should normally have a minimum carriageway width of 5.5 metres, this can be reduced to 4.8 metres provided the vehicle tracking demonstrates the Design vehicle can physically manoeuvre;

- * Within the housing areas a "pedestrian safeguard" is required, on at least one side, for prospectively adoptable public roads;

- * For all access junctions onto the distributor road (linking the A6093 road to the B6471), minimum visibility splays of 2.5 metres by 43 metres are required, no obstruction shall lie within the splay above a height of 1.05 metres measured from the adjacent carriageway surface (including parking bays);

- * Single driveways should be at least 6 metres long and be at least 3.0 metres wide;

- * Double driveways should be at least 6 metres long and be at least 5 metres wide. Double length driveway should be at least 11 metres long and 3 metres wide;

- * A Construction Management Plan is required. Construction access to southern part of the site will not be permitted via the Knox Place junction via West Road. All access shall be from West Road and with dilapidation surveys given level of construction. A Construction Method Statement to minimise the impact of construction activity on the amenity of the area should be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement should recommend mitigation measures to control noise, dust, construction traffic and should include hours of construction work and delivery routes. This should also include the phasing of the development and restrictions that may be required particularly for those travelling to existing and/or proposed schools;

- * A Green Travel Plan is required; and

- * Vehicle wheel washing is required during the construction phase of the development.

Details of the above transportation requirements, including a timetable for their implementation, should be submitted to and approved in advance by the Planning Authority.

With the imposition of conditions to cover the recommendations of Road Services the proposal does not conflict with Policies T1, T2, DP20 and DP22 of the adopted East Lothian Local Plan 2008.

Transport Scotland advise that they have concern in regard to the development impact on the junction of the A1 trunk road and the A720 trunk road (i.e. the Old Craighall Junction south of Musselburgh, at the western end of East Lothian). In this regard they have sought a contribution from the developer towards mitigation of this perceived impact. Transport Scotland advise that they have entered into an agreement with the applicant under Section 48 of the Roads (Scotland) Act to secure a financial contribution. On this basis, Transport Scotland raise no objection to the impact of the development on the Old Craighall junction.

The approved development framework requires that there should be path connections in and from the site to those paths in the surroundings to encourage walking and cycling in, from and to the expansion.

The applicant accepts the Council's Access Officer's requirement for a total developer contribution for both proposed developments of £71,100 (a contribution of £38,008.74 in respect of application 13/00519/PM and a contribution of £33,093.06 in respect of application 14/00089/PM and) towards upgrading works to the path network in the vicinity of Letham Mains. These upgrading works would include the erection of a replacement bridge across the St Laurence House Burn. This contribution would have to be made prior to occupancy of the first house. The financial contribution of £71,100 from the proposed development can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997.

The basis of this is consistent with the test of reasonableness of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

The Council's Waste Services Manager raises no objection to the proposed development.

The requirement for the erection of a new school within the allocated lands of Letham Mains is established through the approved Development Framework. The site of the proposed school lies on land in the ownership of the applicant. The applicant is willing to provide the land to ensure the delivery of the new school. This matter can be controlled by an agreement under the provisions of Section 75 of the Town and Country Planning (Scotland) Act 1997.

Both the application site and the site the subject of separate application 14/00089/PM are within the school catchments of Letham Primary School and Knox Academy. The Depute Chief Executive (Resources and People Services) advises of the need for a total developer contribution for both proposed developments of £9,225,154 towards the cost associated with the primary school provision for Letham Mains, and £1,579,500 towards the provision of additional accommodation at Knox Academy; a total developer contribution of £10,804,654. Thus in the case of this planning application, the Depute Chief Executive (Resources and People Services) advises of the need for a total pro-rata developer contribution of £10,804,654 (£13,355.57 per unit). Such a developer contribution can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the test of reasonableness of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. The Depute Chief Executive (Resources and People Services) recommends that a restriction would need to be placed on the annual completion rates arising from the proposed development and that proposed in

planning application 13/00519/PM. Moreover he recommends that no more than 300 residential units should be occupied within the allocated Letham Mains site unless and until the school approved by the grant of planning permission 14/00534/PCL has been completed and is made available for use. These recommended restrictions can be secured through conditions attached to a grant of planning permission for the proposed development. Subject to the imposition of the recommended conditions and to the Council securing the appropriate developer contribution the proposal is consistent with Policy INF3 of the adopted East Lothian Local Plan 2008, which stipulates that new housing will only be permitted where the developer makes appropriate provision for infrastructure required as a consequence of their development and that such provision must be phased in line with the new development required.

To satisfy the demand for pitch sports that will arise as a result of development of Letham Mains, the approved Development Framework requires the provision on the Letham Mains land of a new playing field and related two team changing accommodation. The approved Development Framework stipulates that the provision of the new playing field and related changing accommodation has to be funded by the applicant.

The playing field and two team changing accommodation are shown in the site layout plan of planning application 14/00089/PM as forming part of a larger area of open space. The need for the playing field and two team changing accommodation arises as a direct result of the housing proposed in both planning applications 13/00519/PM and 14/00089/PM. Consequently its delivery can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the test of reasonableness of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

In terms of the future ownership and maintenance of the playing field and changing pavilion, the applicant for planning application 14/00089/PM proposed that they would transfer ownership of the playing field and changing facility to the Council once they have been completed, with the Council paying the applicant the value of them as determined by the District Valuer. They also proposed that no contribution would be given by them in respect of future maintenance.

The Council's Service Manager for Sport, Countryside & Leisure does not accept this proposal. He advises that the ownership of the playing field and changing pavilion should be transferred to the Council, at no cost and that the applicant should make a financial contribution to the Council of £101,832.88 towards their future maintenance.

In this regard the need for the playing field and changing pavilion arises as a direct consequence of the housing proposed in applications 13/00519/PM and 14/00089/PM. It would not therefore be reasonable for the Council to then be expected to pay the applicant the value of them. Moreover, the applicant's proposal that no contribution be given by them in respect of future maintenance is contrary to Policy C1 of the adopted East Lothian Local Plan 2008, which states that arrangements must be in place for management and maintenance of open space to the satisfaction of the Council.

In light of this, the applicant for planning application 14/00089/PM has advised that they will pass the playing field and changing pavilion to the Factor who will be responsible for its future maintenance. The Council's Service Manager for Sport, Countryside & Leisure is agreeable to this, although he is of the view that it would have been preferable if the ownership of the playing field and changing pavilion had been transferred to the Council.

The approved Development Framework states that a number of the Aubigny Sports Centre's facilities are at capacity at present and will not be able to adequately meet the

additional demand generated by the Letham Mains development. Consequently it states that there is a requirement for the developer to make a contribution towards the expansion of this facility to secure increased capacity in the crèche, bodyworks and dance studio and associated works. It further advises that details of this developer contribution require to be agreed with the Council's Community Services Department. In his consultation response, the Council's Service Manager for Sport, Countryside & Leisure advises of the need for a total developer contribution of £524,800 (as a total for planning applications 13/00519/PM and 14/00089/PM) towards the expansion of the Aubigny Sports Centre. This financial contribution can be secured by a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 or by some other legal Agreement. The basis of this is consistent with the tests of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the securing of this developer contribution the proposed development is consistent with Policy INF3 of the adopted East Lothian Local Plan 2008 and the approved Development Framework.

The Council's Economic Development & Strategic Investment Manager advises that in accordance with the Council's affordable housing policy, 17% of the 433 residential units should be affordable housing units, i.e. a total of 74 affordable housing units. They should be provided on site or if it can be demonstrated to the Council that this, or the off-site provision of 74 affordable units is not practicable, a commuted sum payment should be made to the Council in lieu of such an on or off-site provision. The Council's Economic Development & Strategic Investment Manager further advises that she is satisfied with the proposed affordable house types and sizes, and their location within the application site. The terms for the provision of this affordable housing requirement should be the subject of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the tests of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the Council securing the affordable housing requirement the proposal is consistent with Policy H4 of the adopted East Lothian Local Plan 2008. The applicant's agent has confirmed in writing that his client is willing to enter into such a Section 75 Agreement.

The proposed development by its scale and prominent public location would have a significant impact on the local environment and thus in accordance with the requirements of Policy DP17 of the adopted East Lothian Local Plan 2008 it should incorporate artwork either as an integral part of the overall design or as a related commission. This can be secured by a condition on a grant of planning permission in principle for the proposed development.

The proposals for drainage, SUDS and surface water management have been amended following concerns raised by the Scottish Environment Protection Agency. They raise no objection to the revised proposals, being satisfied that the proposed development would not result in an unacceptable flood risk.

Scottish Water were consulted on this planning application but have not provided any comments on it.

RECOMMENDATION

It is recommended that planning permission be granted subject to:

1. The undernoted conditions.
2. The satisfactory conclusion of an Agreement under Section 75 of the Town and

Country Planning (Scotland) Act 1997, or some other legal agreement designed to secure from the applicant and from the applicant the subject of separate planning application 14/00089/PM:

(i) A financial contribution to the Council of £71,100 towards upgrading works to the path network in the vicinity of Letham Mains. This contribution shall be made prior to occupancy of the first house.

(ii) The transfer to the Council, at no cost, of ownership of the site for the school that is approved by planning permission 14/00534/PCL. The site for the school shall be serviced and shall be transferred to the Council within 9 months of commencement of either of the developments the subject of planning permission 13/00519/PM or planning permission 14/00089/PM;

(iii) A financial contribution to the Council of £9,225,154 towards the primary school provision and £1,579,500 towards additional secondary school accommodation at Knox Academy;

(iv) The provision of the sports pitch and the two changing room facility hereby approved;

(v) A financial contribution to the Council of £524,800 towards the expansion of the Aubigny Sports Centre; and

(vi) The provision of 138 affordable housing units within the application site or if it can be demonstrated to the Council that this, or the off-site provision of 138 affordable units is not practicable, to secure from the applicant a commuted sum payment to the Council in lieu of such an on or off-site provision.

3. That in accordance with the Council's policy on time limits for completion of planning agreements it is recommended that the decision should also be that in the event of the Section 75 Agreement not having been executed by the applicant, the landowner and any other relevant party within six months of the decision taken on this application, the application shall then be refused for the reason that without the developer contributions to be secured by the Agreement the proposed development is unacceptable due to: an inadequate path network in the vicinity of Letham Mains, an insufficient provision of sports facilities, a community sports pitch and related changing facilities; a lack of sufficient primary and secondary school capacity; and the lack of provision of affordable housing, contrary to the Council's Development Framework for Letham Mains, Haddington and, as applicable Policies INF3 and H4 of the adopted East Lothian Local Plan 2008.

1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the

amenity of the area.

- 2 The docketed phasing plan is not hereby approved. Instead, and prior to the commencement of development, a revised phasing plan shall be submitted to and approved in advance by the Planning Authority. The revised phasing plan shall accord with the following requirements:

(i) The footway/ cycleway required by condition 15v) below shall be formed and made available for use prior to the occupation of any of the residential units hereby approved;

(ii) The controlled crossing required by condition 15xviii) below shall be provided and made available for use prior to the school approved by planning permission 14/00534/PCL being open to pupils; and

(iii) a timescale for the formation of the path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road.

The phasing of the development of the site shall be carried out in strict accordance with the revised phasing plan so approved, unless otherwise approved in writing in advance by the Planning Authority.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the good planning of the site.

- 3 Notwithstanding that which is stated on the drawings docketed to this planning permission, a detailed specification of all external finishes of the houses and flats of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. The external finishes of the houses and flats shall be in accordance with a co-ordinated scheme of materials and colours that shall be submitted to and approved in advance by the Planning Authority. This co-ordinated scheme shall in detail promote render as the predominant finish to the walls of the houses and flats, with a use of more than one render colour and with a strongly contrasting difference in the colours such that they will not each be of a light colour. The render colours shall have due regard to the finishes of other residential properties in Haddington. However, some use of reconstituted stone would be acceptable providing it is limited to a distinctively complete feature of the houses and flats and respectful of their design integrity. All such materials used in the construction of the houses and flats shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 4 Prior to the commencement of development details of the bin storage facilities for the flatted properties shall be submitted to and approved in advance by the Planning Authority. Prior to the occupation of any of the flats the bin storage facilities shall have been formed in accordance with the approved details and made available for use. Thereafter, the storage facilities shall be retained in use solely as bin storage areas.

Reason:

To ensure the provision of adequate bin storage in the interest of the residential amenity of the future occupants of the flats hereby approved and the visual amenity of the locality.

- 5 Development shall not commence until the findings of a soil gas survey have been submitted to and approved by the Planning Authority. The survey shall be undertaken to determine the current levels of gas emissions from the site. The findings shall contain details of any necessary mitigation measures to protect the occupiers of the proposed buildings from the migration of these gases.

Before any of the buildings are occupied any necessary mitigation measures shall be fully implemented as approved by the Planning Authority.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority. At this stage, further investigations may have to be carried out to determine if any additional remedial measures are required.

Reason:

To ensure that the site is clear of contamination prior to the occupation of any of the buildings.

- 6 No development shall take place until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation of a programme of archaeological work on the site of the proposed development in accordance with a written scheme of investigation which the applicant will submit to and have approved in advance by the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site.

- 7 No residential unit shall be occupied unless and until details of artwork to be provided on the site or at an alternative location away from the site have been submitted to and approved by the Planning Authority and the artwork as approved shall be provided prior to the occupation of the final residential unit approved for erection on the site.

Reason:

To ensure that artwork is provided in the interest of the visual amenity of the locality or the wider area.

- 8 Housing completions on the application site in any one year (with a year being defined as being from 1st April to 31st March the following year) shall not exceed the following completion rates, unless otherwise approved in writing by the Planning Authority:

Year 1- 05 residential units
Year 2- 60 residential units
Year 3- 75 residential units
Year 4- 74 residential units
Year 5- 75 residential units
Year 6- 70 residential units
Year 7- 17 residential units

If less than the specified number of residential units are completed in any one year then those shall be completed instead at Year 8 or beyond and not added to the subsequent Year.

Reason:

To ensure that the completion rate of residential development within the application site accords with the provision of education capacity.

- 9 No more than 300 residential units shall be occupied within the allocated Letham Mains site unless and until the school approved by the grant of planning permission 14/00534/PCL has been completed and is made available for use.

Reason:

To ensure that the completion rate of residential development within the application site accords with the provision of education capacity.

- 10 Prior to the commencement of development, details, including a revised site layout plan, shall be submitted to and approved by the Planning Authority. The revised site layout plan shall comply with the following requirement:

* The boundary treatment for all of the northern end of the application site shall consist of a stone wall or a stone wall with a hedge planting above it;

Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 11 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of : the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall comply with the following requirements:

* The existing roadside hedge to the south of the B6471 road shall be retained between the northwest corner of the application site and the proposed footpath link to the east of it;

* Trees shall be planted within the open space between the northernmost houses and the B6471 road;

*The landscaped open space at the northern edge of the application site shall be extended eastwards such that it would tie in with the proposed '6.5m landscaped zone';

* The southern and western boundaries of the area delineated as 'Affordable Housing 3' on the docketed Combined Development Proposals drawing and the western boundary of the land between that area and the proposed section of distributor road to the north of it shall all be enclosed by a hedgerow interspersed with tree planting; and

* boulevard tree planting shall be provided on both sides of the distributor road that extends north-westwards from the proposed roundabout access.

The scheme shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 12 Prior to the commencement of development details of the linear park, included its proposed design and future management, shall be submitted to and approved by the Planning Authority. The submitted details shall incorporate the needs of water voles.

Development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of the ecology of the area.

- 13 The areas of open space hereby approved shall be maintained and retained for community use.

Reason:

In the interests of the amenity of the future occupants of the development hereby approved.

- 14 Prior to the commencement of development, full details of the finalised SUDS scheme shall be submitted to and approved in writing by the Planning Authority, following consultation with SEPA. Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To ensure adequate protection of the water environment from surface water run-off.

- 15 Prior to the commencement of development, details, including a timetable for their implementation, showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

i) A detailed swept path assessment shall be undertaken for all of the access roads within the housing development. This shall include the access junction onto the B6471. It should also be noted that pedestrian safeguards should not form any part of the manoeuvring space for the Design Vehicle. The Design Vehicle to be used in the detailed swept path assessment shall be 2.5 metres wide, and shall have a 6.1 metre wheelbase within an overall vehicle length of 10 metres;

ii) Bus shelters and bus stops shall be provided within the site;

iii) 1 secure cycle storage space shall be provided per flat;

iv) Traffic signals shall be provided on West Road (the B6471). The signals shall be linked to each other and the future Sainsbury's access junction to allow the efficient operation and management of the localised road corridor along the B6471;

v) A footway/cycleway shall be provided along the southern side of the B6471 road linking the application site to the Park Lane junction with West Road. This shall also extend westwards to the proposed Sainsbury's (toucan) signalised crossing to provide a continuous link. The footway/cycleway shall be formed in accordance with the findings of the Safety Audit docketed to this planning permission;

vi) The proposed path connection onto the distributor road (linking the A6093 road to the B6471) over the driveway for plots 32 & 33 of the Mactaggart & Mickel part of the application site is not approved. An alternative and segregated path shall instead be formed;

vii) Pedestrian Safeguards shall be provided in the parking courtyards serving plots 16/17, 18/19, 20/21 & 22/23 of the area delineated as 'Affordable Housing 2' in the docketed Combined Development Proposals drawing;

viii) A Quality audit to include visibility splays and removal of parking within these shall be undertaken for the application site. This shall include a risk assessment;

ix) The distributor road (linking the A6093 road to the B6471) and its access junction with the A6093 road (including the required path connection eastwards to the Letham Burn Bridge on the A6093) shall be provided and open to vehicular traffic, including members of the public, prior to the occupation of any houses south of Letham Burn. These shall be formed in accordance with a Safety Audit that shall be undertaken for those works;

x) The proposed path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road, shall be formed and made available for use in accordance with a timetable to be agreed in advance;

xi) Cul-De-Sac's that are to form prospectively adoptable public roads shall normally have a minimum carriageway width of 5.5 metres, this can be reduced to 4.8 metres provided the vehicle tracking demonstrates the Design vehicle can physically manoeuvre;

xii) Within the housing areas a pedestrian safeguard is required, on at least one side, for prospectively adoptable public roads;

xiii) For all access junctions onto the distributor road linking the A6093 road to the B6471, minimum visibility splays of 2.5 metres by 43 metres are required, no obstruction shall lie within the splay above a height of 1.05 metres measured from the adjacent carriageway surface (including parking bays);

xiv) For all the crossings of the Letham Burn (both pedestrian/cycle and vehicular) details, including structural, are required;

xv) Single driveways shall be at least 6 metres long and be at least 3.0 metres wide;

xvi) Double driveways shall be at least 6 metres long and be at least 5 metres wide. Double length driveway shall be at least 11 metres long and 3 metres wide;

xvii) Speed reducing measures shall be provided on the distributor road (linking the A6093 road to the B6471) to ensure speed are kept at or below the 30mph speed limit;

xviii) At least one controlled pedestrian crossing shall be provided over the distributor road (linking the A6093 road to the B6471) to take account of school related journeys;

xix) For the housing area to the north western corner of the application site a further 3 visitors parking spaces shall be provided. Those spaces shall not be formed within any of the land proposed as open space; and

xx) For access to private parking courtyards, two-way movement of vehicles is necessary. The access shall therefore be a minimum of 4.8 metres wide over the first 10 metres length.

The housing development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason

In the interests of road safety.

- 17 A Travel Plan shall be submitted to and approved by the Planning Authority prior to the occupation of any of the residential units hereby approved. The Travel Plan shall have particular regard to provision for walking, cycling and public transport access to and within the site, and will include a timetable for its implementation, details of the measures to be provided, the system of management, monitoring, review, reporting and duration of the Plan.

The Travel Plan shall thereafter be implemented in accordance with the details so approved.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the residential development.

- 18 A Construction Management Plan to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Management Plan shall recommend mitigation measures to control noise, dust, construction traffic and shall include hours of construction work and delivery routes. It shall confirm that construction access to the site shall not be permitted via the Knox Place junction via West Road. All construction access shall instead be taken directly from West Road. The Management Plan shall also include the phasing of the development and restrictions that may be required, particularly for those travelling to existing and/or proposed schools. It shall also include details of how the habitat of the Letham Burn will be protected during the construction phase of the development.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity and ecology of the area.

- 19 Prior to the commencement of development, a programme for monitoring the condition of the section of the public road of West Road (the B6471) between the Oak Tree roundabout and the application site, prior to and immediately following the completion of the housing development, shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved programme of monitoring shall be implemented. Any remedial works shown by the monitoring as arising from the construction of the development, shall be undertaken by the applicant within 3 months of the completion of the final monitoring undertaken, unless an alternative means of securing the works is approved in writing by the Planning Authority.

Reason:

To ensure that damage to the public road network resulting from the construction of the housing development is rectified.