

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 10<sup>th</sup> January 2007**

**REPORT OF CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES**

**Update Report**

**06/3340/FUL**

**The Grange, Urlay Nook Road, Eaglescliffe**

**Erection of 16no. apartments and associated parking and amenity space  
(Demolition of existing dwelling and outbuildings)**

**Expiry Date: 26<sup>th</sup> January 2007**

**Additional comments received:**

**Landscape Officer (summarised)**

1. The proposal will result in the loss of trees along the frontage being removed and these should be replaced to reduce the impact of the development for road users and the opposing property. Tree and shrub planting should take place along the buildings elevation with Valley Gardens. No objection is raised to the removal of trees as indicated although it is recommended that the birch, sycamore and poplar tree within the south west corner of the site are retained and protected accordingly.

**Natural England (summarised)**

2. Based on the information provided, Natural England advises that the above proposal is unlikely to have an adverse affect in respect of species especially protected by law, subject to suitable conditions being provided.

**Amended details**

3. Amended and additional details have been received from the agent. These details indicate the following;
  - Finished Floor levels including the floor level of the second apartment building on site being 400mm lower than initially proposed, from 48.8m to 48.4m.
  - A revised route for the access path to the refuse store
  - Visibility splays
  - Information relating to the provision of bat boxes.

**MATERIAL CONSIDERATIONS**

4. The landscape officers comments relating to planting can all be taken into account when considering a landscaping scheme which has been required by condition, although there will be a need to take into account the requirement for visibility splays at the junction of Valley Gardens and Urlay Nook Road and planting in this area may therefore be restricted.

5. The reduction of the floor level of the second apartment block was considered within the main report and these additional drawings confirm the applicant's agreement to this.
6. The revised access path to the refuse store and indicative visibility splays are considered to address the comments made by the Head of Integrated Transport and environmental Policy about the refuse collection point and the need for it to be set 10m behind the junction of Valley Gardens and Uray Nook Road.
7. In view of the findings of the ecological report and the comments received from Natural England, it is considered that the proposed development should not unduly impact on protected species subject to the conditions as listed within the recommendation.
8. The scheme allows for the provision of a historic Information Plaque, which is located within the northwestern corner of the site immediately adjacent to the highway. This plaque is intended to give a representation of the history of the site. In order to ensure its appearance and content are suitable it is considered necessary to condition the precise details of this.

## **RECOMMENDATION**

9. In view of the additional information submitted, it is recommended that the application be determined in accordance with the recommendation of the main report subject to the following;

Amendment of condition 16 relating to levels in view of the floor levels being precisely indicated;

***Notwithstanding the submitted details prior to any works commencing on site, details of ground levels within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.***

***Reason: To take into account the sites location in respect to surrounding properties.***

Inclusion of a condition controlling the historic information plaque;  
***A historic information plaque shall be erected on the site in accordance with details of a scheme for its design and appearance to be submitted to and approved in writing by the Local Planning Authority. The plaque shall be installed in accordance with the approved details before the building is occupied.***

***Reason: In order to adequately control the appearance of the development***

Inclusion of conditions relating to protected species.

***No development shall take place unless in accordance with the mitigation detailed within section E of the protected species report (A bat, Barn owl and great crested newt survey of the Grange, Eaglescliffe, Stockton on Tees, 575 R01 Final E3 Partnership) hereby approved. Mitigation shall include, but not be restricted to, obtaining a DEFRA licence and adherence to precautionary working methods. Those contractors involved in conversion works will be informed of the potential presence of bats and provided with a method statement outlining appropriate working practices and procedures should evidence of bats be recorded. Roof coverings and barge boards will be removed by hand during the summer or autumn period only to minimise the risk of harming bats which may roost in the house, with the property left for a minimum of 24 hours before further demolition work to allow any bats present to escape.***

***Reason: To conserve protected species and their habitats.***