

No.4	APPLICATION NO.	2019/0329/FUL
	LOCATION	Land To The South West Adjacent Car Park The Stiles Ormskirk Lancashire
	PROPOSAL	3 No. four storey blocks with associated landscape and parking, comprising mixed use and student accommodation.
	APPLICANT	J Waring & Sons
	WARD	Scott
	PARISH	Unparished - Ormskirk
	TARGET DATE	11th July 2019

1.0 SUMMARY

- 1.1 This is a full application for the erection of three four-storey buildings on vacant land to the rear of Church Street and adjacent to The Stiles. The blocks comprise of student accommodation in the form of studio apartments and 6-bed cluster accommodation totalling 95 units of accommodation. One block also contains a 95sqm flexible use commercial unit (A1, A2, A3, B1) at ground floor. The site lies within the Ormskirk Town Centre Conservation Area and has been identified as not making a positive contribution to the character and appearance of the Conservation Area. I am satisfied that the proposal provides an acceptable redevelopment of the site which on balance outweighs the less than substantial harm to the character and appearance of the conservation area. Furthermore, I consider that there will be no significant detrimental impact upon the amenity of neighbouring properties, town centre vitality and viability, biodiversity, flood risk or highway implications. On this basis and subject to suitable planning conditions, I consider the scheme to be acceptable in principle and compliant with policies GN1, GN3, RS3, EN4 and IF2 of the Local Plan and the application is therefore recommended for approval.

2.0 RECOMMENDATION: APPROVE WITH CONDITIONS

3.0 THE SITE

- 3.1 The application site is a 0.16 hectare vacant square parcel of land located between The Stiles public car park and the rear of 22 – 32 Church Street within Ormskirk Town Centre. The car park is located to the north (with residential properties beyond on Derby Street West). The Gospel Mission Church lies to the west, commercial buildings along Swan Alley and Church Walks to the east and the rear of buildings along Church Street to the south. Vehicular and pedestrian access is gained off The Stiles and pedestrian alleys lead to the site through Church Walks and also between 22 and 20 Church Street in the SE corner.
- 3.2 The site is located within the Ormskirk Town Centre Conservation Area and in an Article 4 Direction Area restricting Houses in Multiple Occupation.

4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of three blocks of 4-storey student accommodation. The proposal has been amended from the original submission with the removal of one floor of accommodation to Block 2. Block 1 comprises of 95sqm of commercial floorspace (which could be used for retail A1, professional services A2, food A3 or office B1 uses) as well as a general amenity area, refuse storage and substation at ground floor. The upper three floors contain 8 x 1-bed studio apartments (24 beds). This block is located to the rear of the recently redeveloped 22 Church Street and adjacent to

Prestige Flooring at the end of the passageway linking Church Street to The Stiles. It incorporates a glazed splayed eastern elevation facing the passageway and the fourth floor is set in from a parapet roof and comprises contrasting material to that of the main brick building.

- 4.2 Block 2 sits directly behind The Market Cross pub, 28-32 Church Street and the Gospel Mission in the SW corner of the site. It contains 5 x 1-bed studio apartments and a cycle store at ground floor serving the whole development with three upper floors of 6 x 1-bed studio apartments (23 beds).
- 4.3 Block 3 is the largest block and is separated into two blocks at ground floor level by a pedestrian walkway. It fronts The Stiles car park and the rear of four dwellings along Derby Street West. The use of a wide glazed link on the upper three floors to house a stairwell and a pedestrian walkway at ground floor in the centre of the block, as well as differing fenestration, gives the appearance of this large block being separated into two distinct smaller blocks. Accommodation within Block 3 includes a total of 8 x 6-bed cluster apartments (48 beds).
- 4.4 Each cluster is situated off a main circulation corridor and comprises of en-suite bedrooms and a shared living area comprising of kitchen, lounge and dining area. The studios comprise a self-contained bedroom, kitchen and bathroom. Each bedroom has a full height glazing panel with opening window. Shared living spaces are situated in the corner of the floor plan to allow dual aspect views out. In and around the blocks are pedestrian paths and landscaped planters. A drop-off area is provided leading off the turning head at the end of The Stiles.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 2013/1153/COU – APPROVED Use of Land as a Temporary Car Park.
- 5.2 2011/0148/FUL – APPROVED Mixed use development comprising the erection of 2 no. commercial units (use classes A1 to A5) at ground floor and 17 no. 1, 2 and 3 bedroom apartments over part 3/part 4 storeys with associated amenity space and car parking. (Extension of time limit for implementation of planning permission 2002/0263).
- 5.3 2002/0263 – APPROVED Mixed use development comprising the erection of 2 no. commercial units (use classes A1 to A5) at ground floor and 17 no. 1, 2 and 3 bedroom apartments over part 3/part 4 storeys with associated amenity space and car parking.

6.0 OBSERVATIONS OF CONSULTEES

- 6.1 DIRECTOR LEISURE AND ENVIRONMENT (10/06/19) – No objections in principle subject to conditions to protect the amenity of future occupiers from noise and disturbance.
- 6.2 LCC ARCHAEOLOGY (07/06/19 and 09/05/19) – No objection subject to condition.
- 6.3 LCC HIGHWAYS (10/05/19) – No objection subject to conditions.
- 6.4 LEAD LOCAL FLOOD AUTHORITY (12/04/19) – No objection subject to conditions.
- 6.5 UNITED UTILITIES (08/05/2019) – No objection subject to conditions.
- 6.6 HISTORIC ENGLAND (30/04/2019) – No comments.

7.0 OTHER REPRESENTATIONS

7.1 I have received 17 letters of objection from local residents, who raise the following concerns:

- out of character with historic conservation of the town
- mix of public and students will not work
- no need for additional student accommodation when student numbers are down and many student properties are vacant
- appearance not in keeping with the aesthetic of the town
- metal styling looks like a sub-section of the campus rather than matching the town
- public garden is sugarcoating and there will be little use for the local public
- need more affordable housing not student accommodation
- better to make entire site a car park to help existing businesses and residents
- too high
- Ormskirk losing its charm as a historic market town
- local businesses unable to pay rent or rates and student landlords paying no council tax but reaping benefits
- student accommodation getting out of hand in the town
- too large
- should build social housing
- insufficient parking, 101 students and some will have cars with nowhere to park except local streets
- need family, younger adults and pensioner housing not more student accommodation
- no more bars or cafes at ground floor as already too many
- the image of Ormskirk is not helped by large quantity of student accommodation prominently on display in the town centre
- increased flood risk

7.2 **West Lancashire Conservation Area Advisory Panel (03/05/19)** - Object on the grounds that the scale, height, design and layout of the development has a poor relationship with its surroundings and would harm the character and appearance of the Conservation Area. The scheme is overdeveloped and Panel also raised concerns over the poor landscape treatment. Panel feel that in relation to the scale/height there needs to be reduction of one storey across the whole development.

7.3 **New Ormskirk Residents Group (02/05/19)** – Object on the grounds that this is another overbearing multi-storey block which will alter the nature of a small market town and do nothing to attract year round visitors. Misleading statements in the submission, falling student numbers leading to an oversupply of student accommodation in the town, contrary to Policy RS3 due to there being no overriding need, no new HMO applications are being submitted and large numbers are not fully occupied, it will negatively impact on surrounding areas and too much clustering of student accommodation in the areas.

8.0 SUPPORTING INFORMATION

8.1 The application is supported by the following information:

Design and Access Statement
Drainage Statement
Archaeology Report
Crime Impact Statement
Heritage Statement
Planning Statement

9.0 RELEVANT PLANNING POLICIES

9.1 National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed. The site is located within Ormskirk Town Centre and is within the Town Centre Conservation Area.

9.2 National Planning Policy Framework (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision making

Section 5 Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

9.3 West Lancashire Local Plan (2012-2027) DPD

SP1 – A Sustainable Development Framework for West Lancashire

GN1 – Settlement Boundaries

GN3 – Criteria for Sustainable Development

GN4 – Demonstrating Viability

EC1 - The Economy and Employment Land

RS1 – Residential Development

RS3 – Provision of Student Accommodation

IF1 – Maintaining Vibrant Town and Local Centres

IF2 – Enhancing Sustainable Transport Choice

IF3 – Service Accessibility and Infrastructure for Growth

EN1 – Low Carbon Development and Energy Infrastructure

EN2 – Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Built Environment

SPD – Design Guide (Jan 2008)

10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Principle of Development

10.1 The site lies within the main settlement area where the principle of residential and retail development is acceptable under the terms of Policies SP1, GN1 and RS1 and IF2 in the Local Plan. The site is considered to be in a highly sustainable location within the town centre and easily accessible by public transport. The existing site is unsightly, contributing little to the appearance of the area. As such, the principle of the redevelopment of the site for residential and enhanced retail offer complies fully with the aims and aspirations of the NPPF. Previous planning permission has been granted on the site for a single 3/4 high storey block containing retail/leisure uses at ground floor with apartments above over three further floors and car parking. Although this development has not been implemented, the principle of a mixed-use commercial and residential scheme has already been established on the site.

Principle of development –flexible A1, A2, A3 and B1 floorspace

- 10.2 Policy IF1 of the Local Plan advocates the promotion of sustainable and economically vibrant town centres and advises that retail development will be encouraged within town centres. The NPPF places great importance on the role that town centres play at the heart of local communities. Paragraph 85 states that planning policies should promote the long term vitality and viability of town centres by allowing them to grow and diversify and retain and enhance existing markets and where appropriate re-introduce or create new ones.
- 10.3 I consider that the proposal to provide space at ground floor level for potential A1 retail, A2 professional services, A3 restaurant/café or B1 office businesses complies with both local and national planning policy. This proposal not only creates some commercial space, it also introduces an attractive commercial frontage to the passageway along Church Street which leads to The Stiles car park and other businesses in this part of the town which will generate increased footfall into the area.

Principle of Development – Student Accommodation

- 10.4 Paragraph 85 of the NPPF encourages a suitable mix of uses including housing in the town centre and recognises that residential development often plays an important role in ensuring the vitality of town centres. The application site is located within Ormskirk town centre, adjacent to the Primary Shopping Area (PSA). Policy IF1 of the Local Plan reiterates this view and advises that within town centres, a diversity of uses will be encouraged outside the Primary Shopping Area in order to maximize centres' vitality and viability, to encourage an evening economy, and to improve safety and security by increasing natural surveillance of the centre. Such uses may include *inter-alia* student accommodation.
- 10.5 Policy RS3 refers specifically to proposals for purpose-built student accommodation and advises that the development of purpose built student accommodation outside of the University Campus will be restricted, except where i) an over-riding need for such accommodation is demonstrated; ii) demand for the conversion of existing dwelling houses to HMOs will be demonstrably reduced; and iii) it will not negatively impact the amenity of surrounding uses. When assessing the potential impact of purpose-built student accommodation on the amenity of the surrounding areas, the Council will also have regard to the presence of any HMOs in the vicinity. In addition, Policy RS3 refers to taking into account the effects of clustering of student accommodation.
- 10.6 I make the following observations on each of the above criterion:
- i) Demonstrating an over-riding need
- 10.7 The applicant has stated there remains a need for purpose-built student accommodation because Edge Hill University continues to grow in popularity despite a dip in university student numbers nationally in recent years. In February 2019, the Universities and Colleges Admissions Service (UCAS) published a report which states the demand for higher education remains strong and there was a rise in 18 year olds applying for UK higher education for 2019/2020 academic year. It is also expected the demand for places at Edge Hill will increase with the continual development and expansion of Edge Hill University particularly with the opening of the standalone Medical School in 2020 (one of only 3 sites across England to link with the NHS for an accelerated programme providing an additional 1,500 student places to train doctors).
- 10.8 As a result in recent growth in campus accommodation, Edge Hill has stated (in its 2017/18 Annual Review) that for the 2019/20 academic year it will, for the first time, be able to offer all UK and EU students who make Edge Hill their first choice a place in its on-

campus halls of residence. However, there would still be a shortfall for those students who attend the university as their second choice or through clearing. In addition, there is insufficient purpose-built accommodation on and off site to meet the demand from returning second and third year students. Many students who have lived in new build accommodation on campus in their first year wish to continue to live in similar purpose built development either on campus or within the town centre. A UK Student Housing Report by Savills in 2013 and 2014 along with a Student Property Report by Knight Frank in 2014 notes a significant under-supply of purpose-built accommodation across the UK and that students increasingly elect to live in purpose-built accommodation as it provides generally better quality, management and social interaction than traditional shared houses. A finding of these reports suggests that the creation of 260,000 bed spaces within purpose-built student accommodation would result in the release of approximately 77,000 family sized houses, formerly occupied by students as HMO's, into the UK housing market.

- 10.9 The Edge Hill University Accommodation Strategy 2017/18 identified 400 bed spaces are required in the short term. Presently there is accommodation under construction on Church Street for 35 beds and planning permission has been granted for a further 91 beds at Church Street, even if this were built, it still leaves a shortfall in the short term of approx. 274 beds. In terms of long term need, Edge Hill have previously identified that 4,205 bed spaces are required by 2030/31. There are currently 2,486 bed spaces available on campus as Edge Hill (2018/19). This leaves a current shortfall of 1,719 bed spaces in the long term.
- 10.10 Concern has been expressed that there is no evidence to support the above assertion. The statistics in relation to student numbers at Edge Hill University and the resulting demand / need for student accommodation in Ormskirk that the applicant has submitted, like the Local Plan Review Preferred Options submission from Turleys, is based on data provided by Edge Hill University themselves. The University are the most reliable source of forecasts for student numbers and demand for student accommodation, and the Council has been unable to source any data that would contradict what Edge Hill University have published. As such, while concerns have been expressed that Edge Hill University have not published the data analysis behind their forecasts, there is no valid reason to doubt the accuracy of their forecasts.
- 10.11 As such, if the University's forecasts are accepted, they suggest a levelling off of student numbers in the short-term, before seeing a slight rise in the medium-term. Associated with this, the demand for student accommodation would remain at the current level in the short-term but then rise in the medium-term. The University predicts that this rise would be greater than the rise of student numbers because the mix of courses students would be accessing at the University would be different from the current mix, with more international students and more "traditional" undergraduate courses, meaning more students full-time studying on-campus and so living away from the parental home during term time near to the University. In light of this, I am satisfied that the University's forecasts demonstrate a growing need for additional student accommodation in the medium-term (which would likely tie-in with when the proposed development in this application has been completed and providing accommodation to students).
- ii) Reduction in demand for conversion of existing dwellings to HMO's
- 10.12 Ormskirk has seen a substantial increase in off campus accommodation over the last 20 years particularly in the conversion of dwelling houses to HMOs within the residential areas of Ormskirk. There appears to have been a slowdown in this growth over the last year as the number of planning applications to convert houses to HMO's has reduced. However, there remain a high level of existing HMO's in the town with some streets

containing a significant percentage of HMO's. As stated above, a national survey undertaken by Savills in 2014 concluded that the provision of more purpose-built accommodation would release a significant proportion of houses currently occupied by students, back into the general housing market. In this respect, the provision of purpose-built student accommodation in the town centre will be likely to reduce the need for conversions of existing dwelling houses and could actually result in existing HMO's being released back into the market.

iii) Amenity of surrounding uses, particularly residential uses

- 10.13 As referred to in P10.5, when assessing the potential impact of purpose-built student accommodation on the amenity of the surrounding areas, the Council will also have regard to the presence of any HMOs in the vicinity. In addition, Policy RS3 refers to taking into account the effects of clustering of changes of use to HMOs. At present the amount of HMOs in the surrounding area is significantly in excess of the 15%, however, the policy allows for a greater proportion of HMOs within the Primary Shopping Area (PSA). This site is not strictly within the PSA, neither is it strictly listed within Category A as lying on Derby Street West – it lies between the two and in my view, is more closely related to the town centre.
- 10.14 There is currently a four storey purpose built student accommodation comprising of 35 bedrooms under construction immediately to the rear of the site in Church Street and planning permission has recently been granted for a part four/part five storey building with retail uses on the ground and lower ground floor and three floors of student accommodation above (91 bedrooms) at the former Regal Cinema site. The addition of this proposal could result in the provision of 221 purpose built student bedrooms within this part of the town centre. This is a significant number of students; however, there are few other residential properties in the town centre, most of those that do exist are above business premises in the town centre. Generally, town centre residential units are already subject to some level of noise by the very nature of town centre living. In my view, a higher concentration of students within the town centre will restrict any potential late night noise to the town centre rather than residential areas. Although this site is close to residential properties along Derby Street West, these are separated by a large public car park.
- 10.15 On the basis of the above assessment, I am satisfied that the proposed development will not unduly compromise the vitality or viability of the town centre and the principle of student accommodation as proposed is acceptable. Indeed, when read as a whole, the Local Plan clearly expresses a preference for student accommodation (where it cannot be provided on-campus) in Ormskirk town centre over other parts of Ormskirk. Taking Policy IF1 in combination with Policy RS3's preference to allowing HMOs in the town centre, the town centre would be the first port-of-call for off-campus purpose built student accommodation. As such, the proposal satisfies the policies in the Local Plan relating to student accommodation.

Siting, Layout, Design and Heritage Impacts

- 10.16 The site is located within the Ormskirk Town Centre Conservation Area and adjacent to Grade II Listed Buildings 33 and 43 Burscough Street, the Buck l'th'Vine and 15 The Stiles. Policy EN4 of the Local Plan is relevant as is the guidance contained in the NPPF in terms of the impact of the proposed development on heritage assets. The NPPF, in determining such planning applications, advises Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that heritage assets can make to sustainable communities and the desirability

of new development making a positive contribution to local character and distinctiveness.

- 10.17 Paragraph 193 of the NPPF states that the significance of a heritage asset needs to be given weight to the asset's conservation. The more important the asset, the greater the weight to be provided to its significance. Paragraph 200 advises that Local Planning Authorities should look for opportunities for new development within the historic environment and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal their significance should be treated favourably.
- 10.18 Local Planning Authorities should in coming to decisions refer to the principle act which requires in this case to have special regard to the desirability of preserving any listed buildings or their setting (s.66) and preserving the character or appearance of a Conservation Area (s.72). Recent Court judgements have shown that the statutory duty prescribed under the Planning (Listed Buildings and Conservation Areas) Act 1990 should always be given considerable weight in decision making.
- 10.19 Paragraph 124 of the NPPF advises that *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.* Policy GN3 in the Local Plan together with the Council's SPD Design Guide reiterates this ethos and states that new development should be of a scale, mass and built form which responds to the characteristic of the site and its surroundings. New development is required to be of a high quality design and have regard to visual amenity and complement its surroundings through sensitive design, including appropriate siting, orientation and scale.
- 10.20 The site has been subject to previous permissions for a three/four storey single block with ground floor commercial uses and apartments above. However, none of these have been implemented and since the previous buildings on the site were demolished in the 1960's, the site has remained undeveloped and unkempt other than to provide adhoc parking. Clearly, the site does not currently contribute to the character or appearance of the conservation area. It is not highlighted in the Character Appraisal as contributing to the key characteristics of the conservation area nor are there any key views into or out from the site. The key issues to consider when assessing the impact of the proposed development upon the Conservation Area and the setting of the adjacent Listed Buildings are related to the overall layout, scale/mass and design of the proposed development, the need to provide frontage onto public areas, providing pedestrian routes across and through the site to improve connectivity and creating attractive spaces between buildings.
- 10.21 The style of the proposed development is contemporary with the upper floor of each block set behind the front face of the building to provide a suggested eave line. Blocks 1 and 2 have angled end gables to help with the mass and external circulation and interface space. All three blocks are to be finished in brickwork with dark metal cladding to the top floor. Windows are powder coated and the fenestration pattern across the blocks is varied with a replicated vertical emphasis.
- 10.22 Although the height of the blocks is 4 storeys, the Market Cross PH at the rear has a height of 3 floors that are comparable with a 4 storey building. Moreover, the recent development at 22-24 Church Street is a 4 storey building. Other buildings to the south along Church Street are in the main 3 storey and of varying heights and design. Buildings to the north comprise more domestic two storey heights but are located on the opposite side of the car park. The Gospel House Mission is a single storey building somewhat at odds with the surrounding two/three storey buildings. To the east on The Stiles, there is a mix of two/three storey buildings. I welcome the breaking up of the scheme into a number

of separate blocks which reduces the overall mass of the development and creates some frontage to The Stiles. I am satisfied that the different treatment to the top floor provides a lighter touch which results in the overall impact of the height of the blocks being lessened. It should be noted that the previous approval on the site included one single mass of building that included 4 storey elements.

- 10.23 The layout of the blocks provides a new outward face to visitors, especially when approaching from the north (car park) and east (The Stiles). Generally, whilst the development will be clearly visible from Derby Street West, the buildings will be mostly experienced by pedestrians moving from the car park into the Stiles area and then through on to either Burscough Street or Church Street. In such circumstances I regard the views to be more contained and as such the apparent scale and height of the buildings is less prominent.
- 10.24 In my view, the broken mass of the blocks helps to create a more varied townscape, something that is difficult to achieve when providing modern student modular style accommodation, and I consider has been successfully created in the proposed development. The proposed spaces between the buildings provide the opportunity to create positive landscaped spaces which enliven the town centre during the day and in the evening. The proposal also maintains the ability for pedestrians to move through and across the site and to interconnect with other streets, a distinct characteristic of the Town Centre Conservation Area.
- 10.25 In terms of design and materials, the use of brick as the principle building materials is supported as this best suits the town centre location. Different shades/textures of brick as well as differing fenestration details will be used to reinforce variance between the blocks. I consider the proposed cladding on the top floor is the best solution to limit the perceived scale of the blocks. Some variation in this top floor has been provided with “dormer-style” accommodation on one half of Block 3 which is welcomed.
- 10.26 Overall, I consider the scale, layout and design of the development to be acceptable in terms of visual amenity, in compliance with Policy GN3 of the Local Plan. Whilst the development of the current unattractive site is welcomed, the proposal will cause a slight level of harm (identified as less than substantial in accordance with paragraph 196 of the NPPF) to the character and appearance of the conservation area and therefore fails to meet the strict test laid down in S72 of the Planning (LBCA) Act 1990. As such, the level of harm must be weighed against any public benefits generated by the scheme. As the level of harm is limited, I consider the benefit of creating a viable development on this under-utilised site in a highly sustainable location within the town centre, together with the resulting outward-facing development of quality contemporary design, screening the unattractive rear elevations along Church Street, provision of an active frontage to link the car park with the primary shopping area, the potential to relieve the pressure on the conversion of houses to HMO’s in the surrounding residential areas and the creation of a landscaped area of public realm cumulatively outweigh the less than substantial harm to the character of the conservation area.
- 10.27 With regards the impact of the proposal upon the setting of the heritage assets – the surrounding Grade II Listed Buildings, I consider that, although there will be significant change on the site, it will not represent harm to the historic setting to the surrounding Listed Buildings. The Grade II* Listed Parish Church is located 80m to the north-west of the site; however, the most prominent viewpoint is from Church Street rather than The Stiles. Views of the church from the current car park and cleared site is a more modern one and is restricted by buildings higher up on Church Street. Nonetheless, the design of the scheme preserves some view of the upper parts of the church from within the internal courtyard/amenity space which lies between the blocks. In terms of the impact to the

setting of the Grade II Listed Buck i'th'Vine I consider the principal views to be along Burscough Street and due to the distance, location and layout of the proposed development, I am satisfied that the proposal will not cause demonstrable harm to the significance of its setting. On this basis, I consider the proposed development to accord with the provisions of Policy EN4 of the Local Plan and the duty imposed by S66 of the Planning (Listed Building and Conservation) Act 1990.

Archaeology

- 10.28 Paragraph 199 of the NPPF states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. The Archaeological Desk-Based Assessment accompanying this application appears to be both appropriately and thoroughly undertaken and the LCC Archaeologist agrees with the conclusions that the proposed development site has a significant potential for the preservation of buried remains of medieval and later dates. This includes remains of more recent yard buildings and worker's housing which can be significant. It does not appear, however, that any of these potential remains is likely to be of national importance and worthy of preservation at the expense of development. It is recommended that a scheme of archaeological investigation is undertaken to determine the extent, character and date of these buried remains, followed by a scheme of impact mitigation by excavation and recording. This work can be secured by planning condition.

Impact on Residential Amenity

- 10.29 In terms of the relationships between the accommodation blocks, whilst they are extremely close in some areas, with the implementation of obscure glazed windows in rooms with more than one window, I am satisfied that privacy will be maintained to an acceptable level. In order to reduce the potential disturbance from the retail use, surrounding eating/drinking establishment units and other noise sources, the Council's Environmental Health Officer advises a scheme of noise insulation will be required between the commercial and residential uses. A mix of low brick walls and bollards with hedging is proposed along the boundaries of Block 3 to the adjacent car park to protect both privacy and safety of occupiers of the ground floor accommodation. In terms of accommodation provided the majority of units are single bedrooms with shared kitchen/living areas. Some self-contained studios would be provided and all rooms would have adequate outlook. Residents would have access to amenity space in the public realm areas.
- 10.30 It is important to assess the relationships between the proposed development and neighbouring residential properties. Block 1 lies close to the rear of the recently constructed 4 storey block of student/retail accommodation. The gable elevation of this block contains one shared living area on the first, second and third floors and therefore proposed windows on the corner studio apartments facing this elevation should be obscurely glazed. Block 2 faces first floor habitable accommodation above the Market Cross PH, 28 and 30 Church Street at a distance less than the recommended 21m. Therefore the corner apartments should include obscure glazed windows on this facing elevation. The gable elevation of Block 3 faces newly constructed student accommodation to the rear of Turquaz and windows facing this development should be obscurely glazed above ground floor level. A suitably worded condition can be imposed to satisfy this requirement.
- 10.31 Concerns have been raised about the potential for overlooking the rear of existing dwellings 3-9 Derby Street West. However, a distance of approximately 25m is retained

between the proposed development and the rear gardens of these properties and approximately 35m to the rear facing windows. I am therefore satisfied that sufficient interface is retained to protect residential amenity.

- 10.32 This area of the town centre comprises of a mix of uses. In terms of the potential impact from the introduction of student accommodation, given the town centre location, the fact that there are a large amount of non-residential uses and the site is in an area located adjacent to a car park and the town's circulatory road, Derby Street West, it is unlikely the student accommodation would have any significant impact on the existing residential amenity in the area through increased noise and disturbance.
- 10.33 On balance therefore I am satisfied that the proposed development would satisfy the requirements of Policy GN3 of the Local Plan in respect of neighbouring amenity.

Traffic and Parking

- 10.34 The layout of the development will utilise the existing delivery and servicing area at the end of The Stiles turning head. The applicant has provided cycle storage for 16 bicycles and one drop off space. Further opportunities exist for drop off in the adjacent car park. I agree with the Highway Authority that more provision should be made within the site for bicycles. This could be facilitated in the proposed student amenity area and dealt with by condition.
- 10.35 The proposed development does not provide any additional on-site car parking however, due to the town centre location there are car parks throughout the town centre area available for shoppers and visitors. It is considered that the demand for parking with student accommodation in such a central location would be low. There is a public car park to the rear of the site for any visitors and there is a regular bus service between the town centre and the university for students. The bus and train stations are within a short walking distance from the site making the site highly accessible and sustainable location. The Highway Authority has been consulted and is of the opinion there is adequate parking available within the vicinity for the proposed development and the development will not have a significant impact on highway conditions within the town centre. The Highway Authority recommend a condition is drafted to ensure the landlord has a legal binding clause within their lease agreement to prevent car ownership. However, due to the proposed use of the building for students and the close proximity to public car parks, this is regarded as unnecessary and would be difficult to enforce in planning terms. I am satisfied that the proposal complies with Policy GN3 in respect of highway matters.

Biodiversity and Landscaping

- 10.36 The current site comprises a roughly surfaced temporary car park. There are no trees or landscaping within the site and no evidence of protected species on the site. Therefore the development would not have any significant ecological impacts. Indeed, an opportunity exists to enhance the biodiversity of the site through the introduction of street planting and hedging adjacent to Block 3. I consider the scheme to be compliant with Policy EN2 of the Local Plan.

Surface Water, Drainage and Flood Risk

- 10.37 It is a requirement of Policy GN3 that new development does not result in unacceptable flood risk or drainage problems. Limited details of how the site would drain following the proposed development have been provided. However it has been confirmed that a stormwater attenuation tank with a flow restrictor device will be installed underground to attenuate surface water run-off prior to discharging to the public sewer in Derby Street

West. Policy GN3 requires the submitted drainage scheme achieves a reduction in surface water run off of at least 30% as this application is for a redevelopment of previously developed land. I am satisfied that full details of the foul and surface water disposal strategy can be obtained by planning condition and the scheme will comply with Policy GN3 in the Local Plan in this regard.

Summary

10.38 The proposed development is considered acceptable in principle, would contribute to the vitality and viability of Ormskirk Town Centre and the benefits are considered to outweigh the less than substantial harm to the character of the conservation area. The proposal therefore satisfactorily meets the requirements of the NPPF and Policies GN1, GN3, RS3, EN4, IF1 and IF2 of the West Lancashire Local Plan 2012-2027 DPD and is recommended for approval.

11.0 RECOMMENDATION

11.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
 - Plan reference 02-02-002 A (proposed site plan) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-02-007 B (proposed landscape and external works) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-03-001 A (proposed ground floor plans) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-03-002 A (proposed mid floor plans) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-03-003 A (proposed top floor plans) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-03-004 A (proposed roof plans) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-03-001 A (proposed ground floor plans) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-001 A (proposed block 1 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-002 A (proposed block 1 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-003 A (proposed block 1 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-004 A (proposed block 1 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-005 A (proposed block 2 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-006 A (proposed block 2 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-007 A (proposed block 2 elevation) received by the Local Planning Authority on 21st June 2019;
 - Plan reference 02-05-008 A (proposed block 2 elevation) received by the Local Planning Authority on 21st June 2019;

Plan reference 02-05-009 A (proposed block 3 elevation) received by the Local Planning Authority on 21st June 2019;

Plan reference 02-05-010 A (proposed block 3 elevation) received by the Local Planning Authority on 21st June 2019;

Plan reference 02-05-011 A (proposed block 3 elevation) received by the Local Planning Authority on 21st June 2019;

3. The student accommodation shall not be occupied by more than 95 residents at any one time.
4. No development above slab level shall take place until full details and samples of the external walling, windows and roofing materials of each building together with samples of external hard surfaced areas and landscape planters have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. No development above slab level shall take place until full details and samples of all boundary treatment has been submitted to and approved in writing by the local planning Authority. Development shall be carried out in accordance with the approved details.
6. No part of the proposed development hereby permitted shall be commenced until details of the proposed ground and floor levels of all parts of the site, including the finished floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the finished floor levels of any proposed dwellings/buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties. The development shall thereafter be implemented in accordance with the approved details and method of construction.
7. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels;
 - b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate (estimated assuming a greenfield site and a high runoff soil type for 1 in 1, 1 in 30 and 1 in 100 + climate change). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
 - c) In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.
 - d) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change);
 - e) Measures taken to prevent pollution of the receiving groundwater and/or surface waters, including watercourses;
 - f) A plan to show overland flow routes and flood water exceedance routes and flood extents.
 - g) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details
8. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a phased programme of archaeological investigation, recording and analysis. This must be carried out in accordance with a written scheme of

investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise an initial phase of archaeological trial excavation, followed by the production of an appropriate report. Should significant archaeological remains be encountered then a further phase of mitigation works should be designed and implemented in accordance with a further written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. All such works should be undertaken by an appropriately qualified professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists.

9. No development on a block shall take place until details of any mechanical ventilation or other plant to be installed on that block have been submitted to and approved in writing by the Local Planning Authority. No other systems shall be installed thereafter without the express written consent of the Local Planning Authority. The details required by this condition shall include measures to ensure that any such systems are acoustically isolated from the fabric of the building to minimise the possibility of structure borne sound and vibration. The approved scheme shall be implemented in full prior to occupation of that block.
10. No development on a block shall take place until details of the measures to protect the proposed accommodation units from noise from the commercial ground floor uses (block 1); substation (block1) internal lift (blocks 1-3) and external noise sources (blocks 1-3) has been submitted to and approved in writing by the Local Planning Authority. The Scheme should include the standard for constructing the party floor/ceiling between the ground floor and the first floor, the standard for constructing any internal wall separating the lift shaft and bedroom accommodation and acoustic glazing of habitable room windows together with acoustic ventilation. The approved details shall be implemented prior to occupation of any of the accommodation units in that block and shall thereafter be retained.
11. Collections of waste from the blocks shall only take place between the hours of 0800 and 2000 Monday to Saturday and at no time on Sundays and Bank Holidays.
12. The commercial unit on the ground floor of Block 1 shall only be open for business between the hours of 0800 hours and 2200 hours Monday to Saturday and 1000 hours and 2200 hours on Sundays and Public/Bank Holidays.
13. No building shall be occupied until a scheme detailing the proposed lighting to be installed on the site has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.
14. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of landscaping works have been submitted to and approved in writing by the Local Planning Authority.
The details shall relate to all land surfaces not built upon and shall include:
 - planting plans, specifications and schedules, planting size, species and numbers/densities,
 - a scheme for the timing / phasing of work.
 - A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.The approved landscaping works shall be implemented and completed in accordance with the agreed phasing. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
15. Notwithstanding the details submitted no part of the development hereby permitted shall be occupied until a scheme for the provision of cycle parking has been submitted to and approved in writing by the Local Planning Authority.

- The approved scheme shall be implemented for each block before any part of the accommodation in that block is brought into use and shall be retained as such thereafter.
16. Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the siting of office, storage of plant and materials and measures to prevent the transfer of mud out of the site shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be implemented while any construction works are in operation.
 17. No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority that clearly identifies which windows shall be obscurely glazed. Those windows to be obscurely glazed shall be fitted with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). Details of the window opening fixtures shall also be provided (i.e. fixed shut/ top hung/ bottom hung/ side hung). All obscure glazed windows shall be installed in accordance with the approved details prior to the rooms which they serve being brought into use and shall be retained as such with level 4 obscure glazing at all times thereafter.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that parking requirements are satisfied having regard to the provisions of Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD.
4. To ensure that the external appearance of the development is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To ensure that the external appearance of the development is satisfactory, in the interests of the safety and amenity of occupiers of ground floor units and to so to ensure the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. These details are required prior to the commencement of development to ensure the satisfactory visual appearance of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document
7. To ensure that the final drainage designs are appropriate following detailed design investigation. To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that water quality is not detrimentally impacted by the development proposal. So that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. As the site is of archaeological interest to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with National Planning Policy Framework paragraph 199 and Policy EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. To safeguard the amenity of the occupiers of the building and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To safeguard the amenity of the occupiers of the buildings, adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

12. To safeguard the amenity of the occupiers of the buildings, adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. To safeguard the amenity of the occupiers of the buildings, adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
15. To ensure that adequate provision is made for parking cycles and motorcycles on the site in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
16. These details are required prior to the commencement of development in order to protect the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
17. To protect the privacy and amenity of occupiers of the buildings and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

1. In order to comply with Environmental Protection legislation, you are advised that construction work, which is audible from the boundary of any noise sensitive receptor, should only take place between the hours of 08:00 -18:00 on Monday to Friday inclusive, 08:00 -13:00 hours on Saturdays with no such working on a Sunday or local or national public holiday. The receipt of any materials or equipment for the construction of the site should not be taken outside the said hours. Fixed and mobile plant used within the site during the construction period should not incorporate 'bleeping' type warning devices that are audible at the boundary of any noise sensitive property.
2. The developer shall have in place control measures to ensure that dust does not travel beyond the site boundary. All identified measures shall be implemented and maintained at all times.
3. Contact details for potential archaeological contractors can be obtained from the Registered Organisations list on the Chartered Institute for Archaeologists website at: www.archaeologists.net/RO or the BAJR directory: www.bajr.org/WhoseWho/
4. The applicant should be able to indicate if the drainage run is to be adopted by UU or an easement is to be obtained by arrangement with WLBC who own the land it is to pass through.
5. The applicant can discuss drainage matters with UU Developer Engineer, Danny McDermott, by email at wastewaterdeveloperservices@uuplc.co.uk.
Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).
If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards.
The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works

carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

6. Water Supply United Utilities can readily supply water for domestic purposes, but for larger quantities for example, commercial/industrial we will need further information. The applicant should be instructed to lay their own private pipe, to United Utilities standards, back to the existing main. If this should involve passing through third party land United Utilities must receive a solicitor's letter confirming an easement, prior to connection.

Please note that for properties over two stories high and commercial properties we recommend the developer considers the installation of tanks and pumps. If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999

7. A water main crosses the site. As we need unrestricted access for operating and maintaining it, we will not permit development over or in close proximity to the main. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is enclosed. The applicant must comply with our 'Standard Conditions' document. This should be taken into account in the final site layout, or a diversion may be necessary. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion required as a result of any development will be at the applicant's expense. If considering a water mains diversion, the applicant should contact United Utilities at their earliest opportunity as they may find that the cost of mains diversion is prohibitive in the context of their development scheme.

The Water Industry Act 1991 affords United Utilities specific rights in relation to the maintenance, repair, access and protection of our water infrastructure;

Sections 158 & 159, outlines the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

Under Section 174 of the Act it is an offence to intentionally or negligently interfere with any resource main or water main that causes damage to or has an effect on its use or operation.

It is in accordance with this statutory provision that we provide standard conditions to assist developers when working in close proximity to our water mains. Both during and post construction, there should be no additional load bearing capacity on the main without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction. For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets - DeveloperServicesWater@uuplc.co.uk

Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website;

<https://www.unitedutilities.com/property-searches/>

You can also view the plans for free.

To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

8. You are advised to contact LCC Highways to discuss the requirements for access to the site and whether or not a S278 is necessary.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
GN4 - Demonstrating Viability
EC1 - The Economy and Employment Land
RS1 - Residential Development
RS3 - Provision of Student Accommodation
IF1 - Maintaining Vibrant Town and Local Centres
IF2 - Enhancing Sustainable Transport Choice
IF3 - Service Accessibility and Infrastructure for Growth
EN1 - Low Carbon Development and Energy Infrastructure
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
EN4 - Preserving and Enhancing West Lancashire's Built Environment
together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.