

PLANNING APPLICATION NUMBER:P12/0928

Type of approval sought	Outline Planning Permission
Ward	Hayley Green & Cradley South
Applicant	Rob Ash, West Midlands Fire Service
Location:	FIRE STATION, HAGLEY ROAD, HALESOWEN, WEST MIDLANDS, B63 4JS
Proposal	OUTLINE APPLICATION FOR DEMOLITION OF FIRE STATION AND ERECTION OF 14 NO. DWELLINGS (ACCESS TO BE CONSIDERED)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 0.5 hectare site is located within the settlement boundary of Halesowen and fronting the Hagley Road (B4183). The site is irregular in form and slopes gently in a south-westerly direction. The site is currently occupied by the redundant fire station, a two storey flat roofed building with a single storey extension to the east. The building faces towards the Hagley Road frontage but is set back from the highway to accord with the established building line along this part of the Hagley Road. The remainder of the site to the west and north of the building is laid as hardstanding. The Fire Service's training tower is located midway along the northern-western boundary.
2. Along the north-eastern boundary of the site, is an area of landscaping which frames the existing pedestrian footpath link between Ashfield Grove and the Hagley Road. Within this landscaping area are a number of trees, the most prominent being an impressive London Plane tree which is located within the south-eastern corner of the site adjacent to Hagley Road. A further landscaping strip with a semi-mature tree is also located to the Hagley Road frontage.

3. The site is surrounded by residential development and bordered to the east / north-east by an existing Public Right of Way linking Ashfield Grove and the Hagley Road. The Hagley Road itself forms the south-eastern boundary of the site beyond which lies further residential development. Abutting the south-western boundary of the site and at a lower level are located the residential properties fronting the cul-de-sac of Birchfield Close. The north-west of the site is bound by further residential properties fronting Hazeldene Road.

PROPOSAL

4. This application seeks outline approval for residential development with Access to be considered at this stage and all other matters (Layout, Scale, Appearance and Landscaping) reserved for subsequent consideration. The indicative scheme relates to the erection of a possible 14 No. dwellings.
5. The application is accompanied by the following information:
 - Planning Statement (along with supplementary planning note)
 - Design and Access Statement
 - Planning Statement
 - Arboricultural Assessment
 - Tree Schedule
 - Ecological Report
6. These submitted statements / assessments and submitted accompanying plans provide some information to the existing site conditions and the possible Layout, Scale, Appearance and hard / soft Landscaping of the future development.

HISTORY

Application Site

APPLICATION No.	PROPOSAL	DECISION	DATE
HB/48/67	Full planning permission for the use of land for a drill hall	Approved with conditions	06 October 1948
HB/50/131	Full planning permission for a development plan	Approved with conditions	02 August 1950
HB/54/292	Full planning permission for a T.A. Centre with A.F.V. range and vehicle accommodation	Approved with conditions	07 July 1954
HB/56/484	Full planning permission for housing development	Approved with conditions	07 November 1956

PUBLIC CONSULTATION

7. The application was advertised by way of neighbour notification letters being sent to the occupiers of 55 properties within close proximity to the site and by the display of both a site notice and an advert within the local press. Amended plans were requested and received, resulting in further neighbour notification letters being sent to the same occupiers within close proximity to the site and by the display of a further site notice. The latest date for comments was the 22 November 2012.
8. In response to the consultation exercise, correspondence has been received from 4 No. local residents expressing concern to;
 - A loss of privacy currently afforded to surrounding occupiers

- the development having a detrimental effect upon housing backing onto the site
 - Highway Safety
 - existing residents being able to see the houses and hear noise from the occupiers of them and associated traffic
 - The scale and mass of the proposed houses
 - Surrounding drainage systems running through the fire station grounds
 - Differences in surrounding land levels
 - Impact upon wildlife and biodiversity
9. It should be noted that in the determination of the planning application all comments raised by the objectors will be tested by the below stated policies.

OTHER CONSULTATION

10. **Group Engineer (Development):** No objection raised. The indicative layout shown on the amended plan is acceptable in principle with the details relating to the design of the site access and parking provision being dealt with at the reserved matters stage. The layout and position of the junction onto Hagley Road are also acceptable.
11. **Head of Environmental Health and Trading Standards:** No objection raised. The application site is located in a residential area so is in keeping with the surrounding character of development. The busy Hagley Road runs to along the front of the site so any dwellings proposed to be built along that boundary are likely to be exposed to elevated levels of road traffic noise. It will therefore be necessary to incorporate a scheme for the mitigation of road traffic noise into the development, and in particular into habitable rooms which have a view onto Hagley Road. Additionally, given the former use of the site ground conditions would also be required.
12. **West Midlands Fire Service:** No objection raised.
13. **Education:** No objection raised.

14. **West Midlands Police:** No objection raised; however, the following observations are noted with West Midlands Police also requesting the below is considered at the reserved matters stage;

- Fencing from public to private / semi private should be a minimum of 2 metres in height to deter unauthorised access.
- Side elevations which abut public space should not consist of a blank wall as this may encourages graffiti and game playing against it.
- The design of open space should be carefully considered as these areas can attract anti social behaviour, game playing and a general nuisance to home owners.
- If there are plans for rear access these should be carefully designed, robust in construction and a minimum of 2 metres in height. Complex access points leading to several properties should be avoided to reduce opportunities for burglars. If one access point services more than one property, then the primary gate should be self closing / locking and each property should have its own lockable gate.
- No metal / lead should be used at ground / first floor level as the Dudley Borough suffers with extremely high levels of metal theft
- Any outside tap should also be located within the boundary fence and not accessible from the front.
- The lighting engineer and landscape architect should work towards an integrated design so that one does not compromise the other, such as trees growing over street light and thereby reducing surveillance opportunities.
- Secured by Design accredited window / door sets to reduce burglary opportunities.

15. **Nature Conservation:** No objection raised.

RELEVANT PLANNING POLICY

National Planning Guidance

- The National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (BCCS) (2011)

- The Vision
- Sustainability Principles
- The Spatial Objectives
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- DEL1 Infrastructure Provision
- DEL2 Managing the Balance between Employment Land and Housing
- CSP1 The Growth Network
- CSP2 Development Outside the Growth Network
- CSP3 Environmental Infrastructure
- CSP4 Place Making
- TRAN2 Managing Transport Impacts of New Development
- TRAN4 Creating Coherent Networks for Cycling and Walking
- ENV1 Nature Conservation
- ENV3 Design Quality
- ENV5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV7 Renewable Energy
- ENV 8 Air Quality
- WM5 Resource Management and New Development

Saved Unitary Development Plan (UDP) (2005)

- DD4 Development in Residential Areas
- DD9 Public Art
- DD10 Nature Conservation and Development
- UR9 Contaminated Land
- UR10 Unstable Land
- NC1 Biodiversity
- NC6 Wildlife Species
- NC9 Mature Trees

- NC10 The Urban Forest
- SO2 Linear Open Space
- SO3 Access and Enhancement of Green Belt and Linear Open Space
- EP3 Water Protection
- EP6 Light Protection
- EP7 Noise Pollution

Supplementary Planning Documents (SPD)

- Parking Standards
- Planning Obligations
- Emerging New Housing Development – a Guide to establishing Urban Context
- Nature Conservation

ASSESSMENT

16. Key Issues

- Principle
- Density
- Highways issues
- Accessibility
- Contamination
- Sustainable Urban Drainage
- Noise
- Wildlife Issues
- Planning Obligations
- New Homes Bonus

Principle

17. The site constitutes previously developed land ('brown field') within a highly sustainable location within an established residential area comprising an eclectic mix

of housing stock. There are a number of nearby public services and private businesses with access via public transport, by cycle or foot to surrounding urban centres and the wider provision of public services.

18. The Black Country Core Strategy (BCCS) sets out The Vision, Sustainability Principles and The Spatial Objectives for future development in the Black Country to 2026. One of the Sustainability Objectives of the Strategy is to ensure that previously developed land, particularly where vacant, derelict or underused, is prioritised for development.
19. Policy HOU1 (Delivering Sustainable Housing Growth) of the BCCS relates to Delivering Sustainable Housing Growth and states that in addition to committed sites and the phased allocation of sites, additional housing capacity will also be sought elsewhere in the Black Country through allocations and planning permissions on suitable sites to meet the target of 63,000 homes being built by 2026. The policy goes on to state that at least 95% of new housing will be built on previously developed land.
20. The application site lies outside the Strategic Centres and Regeneration Corridors but is required by Policy CSP2 (Development Outside the Growth Network) of the BCCS to provide a mix of good quality residential areas where people choose to live; a strong network of green infrastructure, centres and community facilities; and a limited supply of large-scale development opportunities through allocations on freestanding employment sites and other surplus land. It furthermore advises that the broad approach to development will be to focus on previously developed land and locations with best access to services.
21. Policy CSP4 (Place Making) of the BCCS further reiterates the aspirations of Policy CSP2 by stating that all development will be required to demonstrate a clear understanding of the historic character and local distinctiveness of the area and show how proposals make a positive contribution to place-making and environmental improvement. A high quality design and utility of all transport proposals will be sought to ensure that interventions make a positive contribution to place making as well as

increasing accessibility and connectivity. The acceptability of this proposal must be assessed against these aspirations but the principle of the proposed use of the site for residential purposes is broadly considered acceptable in this instance.

Density

22. The National Planning Policy Framework (NPPF) advises that local planning authorities should set out their own approach to housing density to reflect local circumstances. Policy HOU2 (Housing Density, Type and Accessibility) of the BCCS states that all developments will aim to achieve a minimum net density of 35 dwellings per hectare, except where higher densities would prejudice historic character and local distinctiveness. The indicative proposal would involve the creation of 14 dwelling units on 0.5 hectares creating a gross density of 28 dwellings per hectare. Whilst the net density of the proposed development is below this minimum threshold this is considered to be acceptable in this case on the basis that a proportion of the site is taken up by a sewer easement zone, to the north-east of the site, which cannot be built upon and is therefore to be retained as open space / landscaped area.
23. With regard to the concerns of from local residents relating to a loss of privacy, the development having a detrimental effect upon housing backing onto the site and existing residents being able to see the proposed dwellings, it should be noted that this is an Outline application and the precise layout, scale and appearance of the proposed dwellings is not under consideration at this time and shall be sought at the Reserved Matters stage which will ensure that any potential overlooking is to an acceptable level and that the privacy of existing nearby residents is protected in accordance with the aspirations of Saved Policy DD4 (Development in Residential Areas) of the Dudley Unitary Development Plan (UDP) which safeguards the residential amenity of existing surrounding occupiers.

Highways Issues

24. Access to the site under this outline application for residential development is considered acceptable in principle with the details relating to the design of the site access and parking provision being dealt with at the reserved matters stage. The layout and position of the junction onto Hagley Road (B4183) is considered acceptable by the Group Engineer (Development) and in this regard the scheme would accord with Policy TRAN2 (Managing Transport Impacts of New Development) of the BCCS.

Accessibility

25. Policy CSP3 (Environmental Infrastructure) of the BCCS states that development proposals should protect, enhance and expand the strategic network of environmental infrastructure at every opportunity. Policy TRAN4 (Creating Coherent Networks for Cycling and Walking) of the BCCS advises that, in the interests of creating sustainable environments, new developments should link to existing walking and cycle networks. Where possible existing links should be enhanced and the networks extended to serve new developments. New developments should have good walking and cycling links to public transport nodes and interchanges.
26. The future detailed layout can provide foot / cycle path connections within the site, as well as enhancements through landscaping treatment along the north-eastern boundary of the site to facilitate and enhance the existing pedestrian footpath link between Ashfield Grove and the Hagley Road. The site, set within an established residential area is also considered to be well serviced by public transport nodes within the vicinity of the site.

Contamination

27. Saved Policy UR9 (Contaminated Land) of the Dudley UDP requires that, where it is known or suspected that land is contaminated, planning applications should be accompanied by information to determine the remediation required in relation to the

proposed land use. The Head of Environmental Health and Trading Standards is generally satisfied with the information submitted and has advised a contaminated land condition should be included in order to protect future residents of the proposed dwellings (this is covered by Condition 22).

Sustainable Urban Drainage

28. Policy ENV5 (Flood Risk, Sustainable Drainage Systems and Urban Heat Island) of the BCCS recognises that to assist in both reducing the extent and impact of flooding and also reducing potential urban heat island effects, all developments should incorporate Sustainable Drainage Systems, unless it would be impractical to do so, in order to significantly reduce surface run-off and improve water quality. The type of Sustainable Drainage Systems will be dependent on ground conditions.
29. It is not possible to provide details of a suitable surface water drainage scheme until further ground investigation has been completed in order to ascertain the geological composition of the site. Furthermore, proposed Sustainable Drainage Systems would dependent on the layout of the scheme to be considered at the reserved matters stage (this is covered by Condition 24).

Noise

30. Saved Policy EP7 (Noise Pollution) of the Dudley UDP requires that where development would be subject to high noise levels the Council will require the proposal to include measures to reduce noise intrusion to an acceptable level. It is considered that the main noise source which could potentially affect future occupants of the development is noise from traffic using the Hagley Road to the sites frontage. The Head of Environmental Health and Trading Standards requires a noise mitigation condition for protecting future occupiers of the proposed dwellings from noise from traffic (this is covered by Condition 23).

Wildlife Issues

31. The submitted Tree Survey appears to have been carried out in accordance with the requirements of BS:5837 and the assessment of the trees in-situ seem to be reasonable. As such from a tree quality point of view it would be difficult to raise any objections to the loss of the trees on the north-eastern boundary of the site whilst it is acknowledged the retention of the prominent and impressive London Plane tree located within the south-eastern corner of the site adjacent to Hagley Road along with other less prominent trees along this boundary do provide some screening benefit to the adjacent properties, and will undoubtedly provide some habitat value. Given these other benefits it would be beneficial that when the detailed reserved matters, especially relating to landscape design for the site are submitted, consideration is given to the retention / improvement of this tree belt.
32. The NPPF requires that opportunities to incorporate biodiversity in and around developments should be encouraged. Policy ENV1 (Nature Conservation) of the BCCS advises that all development should positively contribute to the natural environment of the Black Country. Both this Policy and Saved Policy NC6 (Wildlife Species) of the Dudley UDP require the submission of measures to protect wildlife species and their habitat. Further detail on the type of information needed is set out in the NPPF and associated technical supporting documents, as well as the Nature Conservation Supplementary Planning Document.
33. The applicant's ecological appraisal sets out how measures could be secured and implemented to avoid, mitigate and / or compensate the effects of the development on existing wildlife species, as well as to deliver significant local benefits to the habitat network. Although it is not believed that protected species rest on site there is probability that it is used by species to move through. In order to avoid or minimize the impact of the works, and to maximize the ecological benefits they will deliver, a number of mechanisms / measures are recommended. These should be secured by conditions to ensure that the development makes a positive contribution to the natural environment when the detailed reserved matters are submitted (this is covered by Conditions 9 - 17).

Planning Obligations

34. Policy DEL1 (Infrastructure Provision) of the BCCS sets out the adopted policy framework for Planning Obligations within Dudley and the adopted Supplementary Planning Document (Planning Obligations) provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
35. Policy DEL1 (Infrastructure Provision) of the BCCS requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
36. The obligations potentially triggered according to the Planning Obligations Supplementary Planning Document are Library Improvements, Open Space, Sport and Recreation Improvements, Public Realm Enhancements, Nature Conservation Enhancements, Education, Public Art and Economic and Community Benefit.
37. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
 - (a)necessary to make the development acceptable in planning terms;
 - (b)directly related to the development;
 - (c)fairly and reasonably related in scale and kind to the development.
38. Following consideration of the above tests the following planning obligations are required for this application:

On-Site Provision (to be secured by condition)

- Public Realm Enhancements – to an equivalent value of £7,688.80
- Nature Conservation Enhancements – to an equivalent value of £2,700.00

- Public Art Enhancements – 1% of the Design and Build Costs
- Economic and Community Benefit – to source local labour and materials to aid stimulus of the both the local economy and employment opportunities and to reduce the carbon footprint of the development by sourcing materials locally and to ensure best fit with the local materials of the surrounding built environment

39. It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided directly on the development site itself and are deemed to be in scale and kind to the proposed development.
40. This development complies with the requirements Policy DEL1 (Infrastructure Provision) of the BCCS and the Planning Obligations Supplementary Planning Document.

New Home Bonus

41. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A “local finance consideration” means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.
42. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
43. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced

grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

44. Whilst the clause makes it clear that local finance matters are relevant to planning considerations and can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”. Under this system the indicative proposal would provide 14 dwellings generating a grant payment of 14 times the national average council tax for the relevant bands. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore Members are advised not to accord this is any significant weight in the assessment of the development.

CONCLUSION

45. The proposed development provides an opportunity to deliver a number of new residential properties on a sustainable brownfield site. The redevelopment of the site for housing is therefore acceptable in principle and accords with the relevant Policy criteria.
46. Planning Obligations can be secured by condition with Public Realm Enhancements, Nature Conservation Enhancements, Public Art Enhancements being provided on site to the equivalent of the off-site value and a condition can be attached to require the submission and approval of a local employment / materials strategy in the interests of economic and community benefits.

RECOMMENDATION

47. It is recommended that the application be approved subject to the following conditions:

Reason for approval

The proposed development provides an opportunity to deliver a number of new residential properties on a sustainable 'brown field' site. The redevelopment of the site for housing is therefore acceptable in principle and accords with the relevant Policy criteria.

Planning Obligations can be secured by condition with Public Realm Enhancements, Nature Conservation Enhancements, Public Art Enhancements being provided on site to the equivalent of the off-site value and a condition can be attached to require the submission and approval of a local employment / materials strategy in the interests of economic and community benefits.

The decision to grant planning permission has been taken with regard to the Saved Dudley Unitary Development Plan policies, the Adopted Black Country Core Strategy and to all relevant material considerations including Supplementary Planning Guidance.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Informative

All developments within coalfield standing advice area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Positive and Proactive Statement

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Conditions and/or reasons:

1. Approval of the details of the siting, design and external appearance of the building[s] and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.
2. Application for reserved matters approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
3. Prior to the commencement of development, details of the existing and proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved levels.
4. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
5. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure (including proposed boundary walls) have been submitted to and approved in writing by the Local Planning Authority. No part of the development

shall be occupied until these works have been carried out in accordance with the approved details.

6. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following first occupation.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

7. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed before the first occupation of any part of the development.

8. The development hereby approved shall not be occupied until the access, parking and turning areas has been provided in accordance with the approved plans. The access, parking and turning areas shall thereafter be retained for the life of the development.
9. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.
10. Detailed working protocols, based on good practice by the Environment Agency, should be prepared and adhered to during all works. These should ensure no negative impacts could occur, such as contamination, light pollution or disturbance affects the adjacent wildlife site and / or protected species. The location of the temporary compound should be identified on the plan for plant and material storage during construction. These protocols must be submitted and approved in writing by the Council before any works commence. All works must be carried out in accordance to the approved protocols.

11. Landscape plans (including establishment and maintenance programme), taking into account appropriate mitigation, compensation and improvements for nature conservation should be submitted and approved by the Council's Ecological Advisors before any work commences. All works must be carried out in accordance to the approved plans and programmes.
12. If protected species are found during any stage of the development all works must stop immediately and Natural England, the project's ecologist and the Council's Nature Conservation Officer must be contacted immediately. Works should not recommence until relevant licences have been obtained and written permission is granted by Natural England and the Council.
13. Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance 'Bats and lighting in the UK'. It should be close to the ground and directed downwards. It should be activated by a timed sensor with a low movement sensitivity, so as not to be triggered by wildlife. A plan detailing outside lighting will be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan.
14. The demolition of the buildings and the clearance of trees and other vegetation should avoid the bird nesting season (February – August inclusive) unless a breeding bird assessment (with recommendations) is carried out by a trained ecologist within 7 days of the works commencing. This should be submitted in writing and approved by the Council before works begin. All works must be carried out in accordance to the approved assessment's recommendations.
15. Any trenches, including foundations, should be covered with boards and ramps placed in them overnight to limit their hazard to badgers. Similarly loose mounds of soil should be fenced to exclude badgers. A protocol detailing this will be submitted to and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved protocol.
16. A plan detailing suitable replacement native trees, and their establishment programme, should be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan and programme.
17. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
18. No development shall commence until details of works of public art have been submitted to and approved in writing by the Local Planning Authority. The works of public art shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
19. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
20. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the

number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.

21. No development shall commence until details of secure cycle parking facilities in accordance with the Council's parking standards have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details prior to first occupation of the development, shall be made available at all times and be maintained for the life of the development.
22. CL01a: Risk assessment
No development shall begin until an assessment of the risks posed by any contamination has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

CL01b: Submission of remediation scheme

Where the approved risk assessment (required by CL01a) identifies contamination posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority.

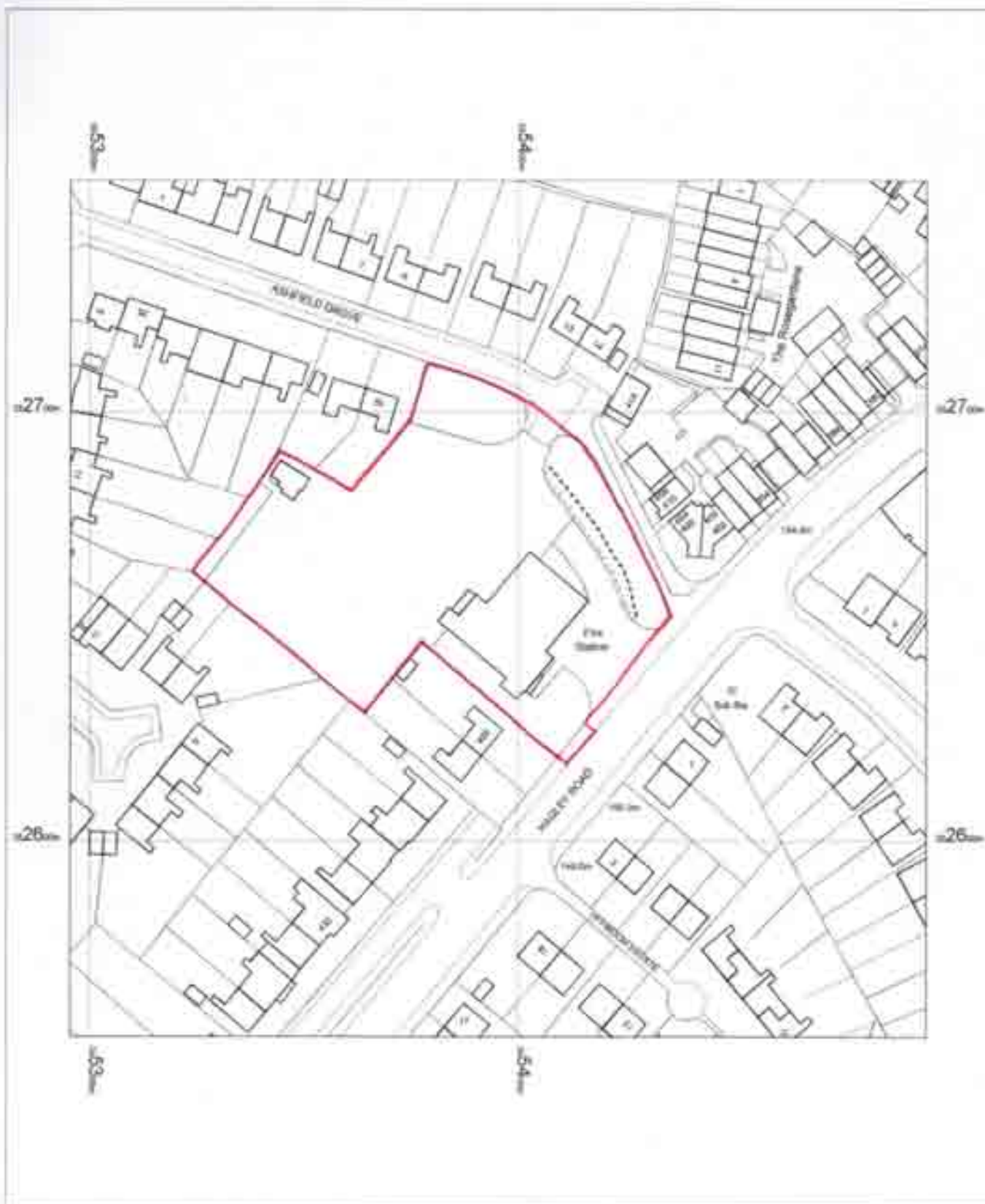
CL01c: Implementation of approved remediation scheme

Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL01b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.

23. Development shall not begin until a scheme for protecting residents in the proposed dwellings from noise from traffic using the Hagley Road has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings, unless otherwise agreed in writing by the Local Planning Authority. The protection measures in the agreed scheme shall be maintained throughout the life of the development.
24. Unless otherwise agreed in writing by the Local Planning Authority, before development commences, details of a Sustainable Urban Drainage System scheme to serve the development shall be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be implemented prior to first occupation of the development or to an alternative timescale to have been previously agreed in writing by the Local Planning Authority.
25. The Reserved Matters submission(s), either in relation to Layout and / or appearance, shall incorporate a Renewable Energy and Waste Management issues unless it is satisfactorily evidenced to be unviable and / or inappropriate to do so.
26. No development shall commence until details for the provision of external electric charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in

accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

27. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing 'DWY/1067, Dated October 2012' and 'BW1-00144581, Dated 20 April 2012'



HALSTOWEN FIRE STATION
 HAGLEY RD
 HALESOWEN
 B63 4JS

OS Mastermap
 20 April 2012, ID: 8W1-00146581
 www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 355386 E, 262554 N

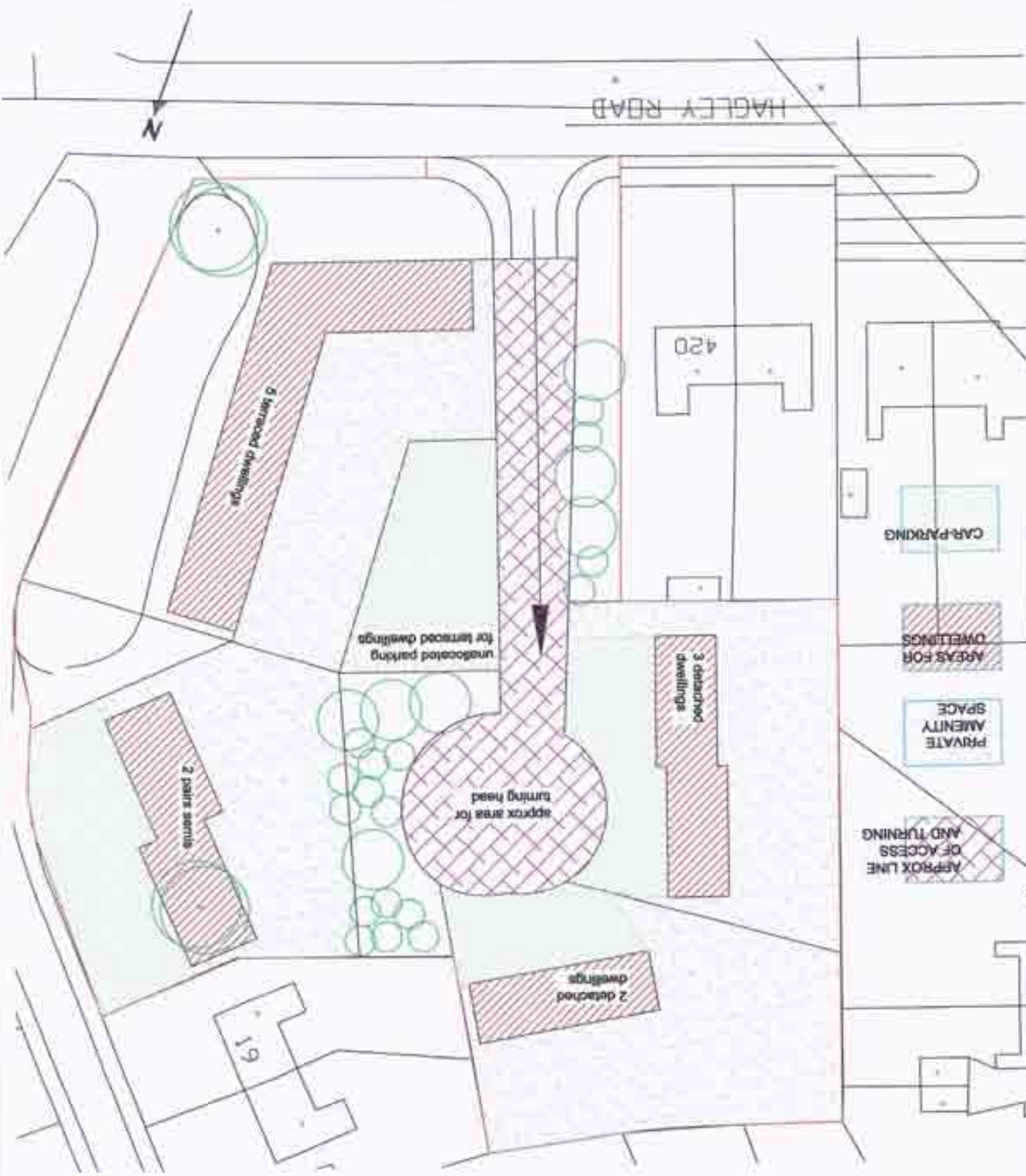
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BLACKWELL'S
 www.blackwellmapping.co.uk

TEL: 0114 258 7958
 maps.sheffield@blackwell.co.uk





BLOCK PLAN

1/500

Proposed residential development on site of Halesowen Fire Station, Hagley Road, Halesowen, West Midlands.

West Midlands Fire Service, Oct 2012, DWY/1067

Architectural Services
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