

<p>Reference: 16/01649/FUL</p>	<p>Site: Athlone House Dock Road Tilbury RM18 7BL</p>
<p>Ward: Tilbury Riverside And Thurrock Park</p>	<p>Proposal: Residential redevelopment of former sports and social club site. Erection of 2 blocks comprising 96 apartments (87 x 1 bed and 9 x 2 bed) with associated amenity areas, bicycle and refuse storage and 88 parking spaces. Conversion / adaptation of existing ancillary building to a 1 bedroom bungalow with 1 parking space</p>

Plan Number(s):		
Reference	Name	Received
675_109E	Proposed Elevations	8th December 2016
675_111A	Proposed Plans	8th December 2016
675_112	Drawing	8th December 2016
675_107E	Proposed Floor Plans	8th December 2016
LGD.020.MH.01A	Landscaping	9th February 2017
16011	Drawing	8th December 2016
LGD.020.MH.02	Landscaping	9th February 2017
LGD.020.MH.03	Landscaping	9th February 2017
1	Location Plan	9th February 2017
2	Site Layout	9th February 2017
101A	Proposed Site Layout	9th February 2017
501A	Drawing	9th February 2017
801A	Drawing	9th February 2017
802A	Drawing	9th February 2017
701E	Drawing	9th February 2017
675_100I	Proposed Site Layout	14th February 2017
675_105G	Proposed Floor Plans	14th February 2017
675_106	Proposed Floor Plans	14th February 2017
675_108	Proposed Site Layout	14th February 2017
675_110F	Drawing	14th February 2017

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> • Acoustic Assessment • Daylight and Sunlight report • Drainage Strategy • Flood Risk Assessment • Flood Warning and Evacuation Plan • Planning and Design and Access Statement (PDAS) • Transport Statement 	
<p>Applicant: Montana Homes LLP</p>	<p>Validated: 20 December 2016 Date of expiry: 21 March 2017</p>
<p>Recommendation: Approve subject to conditions and s.106 agreement.</p>	

1.0 DESCRIPTION OF PROPOSAL

- 1.1 Full planning permission is sought for the redevelopment of the former sports and social club site for a residential development of 2 blocks comprising 96 apartments (87 x 1 bed and 9 x 2 bed) with associated amenity areas, bicycle and refuse storage and 88 parking spaces. In addition an existing ancillary building fronting onto Melbourne Road would be converted into a 1 bedroom chalet bungalow with 2 parking spaces.
- 1.2 Access to the site would use the existing bellmouth junction onto Dock Road. This access would remain as a shared access with Globe House, which is directly to the east of the site although currently vacant, has planning permission to be used as a children's nursery facility (15/01066/FUL).
- 1.3 The principal elements of the proposals are summarised in the table below:

Site Area:	0.55 hectares		
No. of Dwellings:	1 bedroom flats	87	
	2 bedroom flats	9	
	1 bedroom bungalow	1	
	Total	97	
Layout	Two blocks of flats		
		Block A (63 flats)	Block B (33 flats)
	Ground Floor	62 parking spaces Bin store Entrances and 3	26 parking spaces 20 space cycle store Bin store

		stairwells	Entrances and 2 stairwells
	First Floor	21 flats (2 x 2 bedroom and 19 x 1 bedroom)	11 flats (1 x 2 bedroom and 10 x 1 bedroom)
	Second Floor	21 flats (2 x 2 bedroom and 19 x 1 bedroom)	11 flats (1 x 2 bedroom and 10 x 1 bedroom)
	Third Floor	21 flats (2 x 2 bedroom and 19 x 1 bedroom)	11 flats (1 x 2 bedroom and 10 x 1 bedroom)
	Roof Level	Roof Garden 350 sqm	Roof Garden 255 sqm
1 x bedroom Bungalow to adjoin existing bungalows in Melbourne Road			
Amenity Space:	Balconies	11 (Block A) 5 (Block B) All other flats would have Juliet balconies	
	Communal Amenity Space	Roof Garden 350 sqm Roof Garden 255 sqm Rear of Block A and B a garden area of 2050 sqm	
	Private Amenity Space (for chalet bungalow)	70 sqm	
Building Height:	Block A	4 storeys - 12m - 15m	
	Block B	4 storeys - 12m - 15m	
	Bungalow	Single storey – 6.5m high	
Parking:		Car parking	Cycle Parking
	Block A	62	100 spaces
	Block B	26	
	Chalet Bungalow	1	In garden
	Total	89	100

2.0 SITE DESCRIPTION

- 2.1 The site measures 0.55 hectares and formerly comprised of the Tilbury Docks Sports and Social Club premise, a car park and a bungalow, which was all demolished in the summer of 2016 following a fire. The site has since been cleared and secured through temporary timber construction fencing along its boundaries.
- 2.2 The site is located on the eastern side of Dock Road and is the first site seen when entering Tilbury Town from the roundabout junction to the north. Directly to the

north is an area of parkland with the new Amazon warehouse beyond. Immediately to the east is Globe House which shares an access with the application site and beyond is Melbourne Road. To the south is Russell Road which are both residential streets. An office building is located on the street corner of the mini roundabout junction of Russell Road and Dock Road. To the western side of Dock Road is a vacant parcel adjacent to the railway line. Two bus stops are located on either side of Dock Road immediately to the western site boundary. The site is 300m from Tilbury Town railway station.

3.0 RELEVANT HISTORY

3.1

Application Reference	Description of Proposal	Decision
53/00006/FUL	Proposed hostel	Approved 26.02.1953
67/00142/FUL	Extensions to Seamans Missions, comprising of new entrance hall, staff flat, married quarters, seamans bedrooms, dining hall and kitchen, chaplins house and swimming pool.	Approved 05.06.1967
77/01150/FUL	Change of use from Missions to seamen to social club for dock workers.	Approved 01.06.1978
08/00090/FUL	New porch to side entrance of main building and galvanised steel palisade fencing to side.	Approved 17.03.2008
14/00768/FUL	Change of use from A1 to D1 (Day Nursery) and associated external works.	Refused 04.09.2014

3.2 Neighbouring site to the east which share access into the site.

Application Reference	Description of Proposal	Decision
15/01066/FUL	Change of use from A1 to D1 (Day Nursery) and associated external works.	Approved 28.10.2015

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Three objections have been received raising the following concerns:

- Obstruction to access to parking from Melbourne Court
- Storage containers on the land
- Vibrations from demolition
- Impact of development upon natural light and privacy
- Overlooking property
- Loss of view
- Loss of trees and replacements should be planted
- Access to the site
- Environmental Pollution
- Litter/smells
- Excessive noise

4.3 ANGLIAN WATER:

No objection subject to a condition regarding the surface water strategy.

4.4 EDUCATION:

No requirements for planning obligations.

4.5 EMERGENCY PLANNER:

No objection subject to the flood warning and evacuation plan being conditioned.

4.6 ENVIRONMENT AGENCY:

No objection.

4.7 ENVIRONMENTAL HEALTH:

No objections subject to conditions requiring ventilation system installed for air quality and the glazing installed for noise quality reasons.

4.8 ESSEX AND SUFFOLK WATER:

No objection.

4.9 FLOOD RISK MANAGER:

No objection subject to conditions

4.10 HEALTH & WELL BEING ADVISORY GROUP::

Concerns raised over the high number of 1 bedroom units, difficulties for access for vulnerable people as no lifts proposed, noise and air quality. The development would give rise to increase demand upon primary health care services

4.11 HIGHWAYS:

No objection subject to conditions

4.12 HOUSING:

Redevelopment of the site is positively welcomed. However there is no affordable housing offered and the unit mix likely to be delivered under this proposal is too high in terms of 1 bed accommodation. The Strategic Housing Marketing Assessment identifies the need for a more mixed level of 1 and 2 bedroom flats.

4.13 LANDSCAPE AND ECOLOGY ADVISOR

No objection subject to conditions for tree protection during construction and for landscaping

4.14 NHS:

No objection subject to a planning obligation requiring a contribution of £38,318 towards additional primary healthcare

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- Core Planning Principles
- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 8. Promoting healthy communities
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment

5.2 Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 48 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Air Quality
- Before submitting an application
- Climate Change
- Design
- Fees for planning applications
- Flood risk and coastal change
- Health and wellbeing
- Light pollution
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Renewable and low carbon energy
- Transport evidence bases in plan marking and decision taking
- Travel plans, transport assessment and statements in decision making
- The use of planning conditions
- Waste
- Water supply, wastewater and water quality

5.3 Local Planning Policy Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations)
- CSSP3 (Infrastructure)
- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP1 (Strategic Housing Provision)
- CSTP2 (The Provision Of Affordable Housing)
- CSTP5 (Neighbourhood Renewal)
- CSTP10 (Community Facilities)
- CSTP11 (Health Provision)
- CSTP12 (Education and Learning)
- CSTP13 (Emergency Services and Utilities)
- CSTP14 (Transport in the Thurrock Urban Area)³
- CSTP18 (Green Infrastructure)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP25 (Addressing Climate Change)²
- CSTP26 (Renewable or Low-Carbon Energy Generation)²
- CSTP27 (Management and Reduction of Flood Risk)²
- CSTP29 (Waste Strategy)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD3 (Tall Buildings)³
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)³
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)²
- PMD12 (Sustainable Buildings)²
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation)
- PMD15 (Flood Risk Assessment)²
- PMD16 (Developer Contributions)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy.

²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

5.5 Draft Site Specific Allocations and Policies DPD

This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues and Options’ was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough’s Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy ‘Broad Locations & Strategic Sites’ to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the ‘parking’ of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan

5.7 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in the spring of 2017.

6.0 ASSESSMENT

6.1 The planning issues to be considered in this case are:

- I. Principle of the Development
- II. Housing Land Supply, Need, Mix and Affordable Housing
- III. Design and Layout and Impact upon the Area
- IV. Landscaping and Amenity Space
- V. Effect on Neighbouring Properties
- VI. Traffic Impact, Access and Car Parking
- VII. Flood Risk and Drainage
- VIII. Air Quality and Noise
- IX. Energy and Sustainable Buildings
- X. Viability and Planning Obligations
- XI. Sustainability
- XII. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The site lies towards the north western edge of Tilbury and is not allocated within the LDF Proposal's Map for any specific land use. The site was previously used as the Tilbury Docks Sports and Social Club but the buildings on site were demolished in September 2016. The loss of this use needs to be considered first.

6.3 The Planning and Design and Access Statement (PDAS) explains the history of the Tilbury Docks Sports and Social Club from its formation in 1980 to its decline by 2016 and the reduction in members from 900 in 1982 to 195 members by 2015. The club was run as a private members club for dock workers only and therefore was not a community facility open to the wider general public or local community.

6.4 Core Strategy policy CSTP10 (Community Facilities) states that *'the Council will safeguard existing community facilities and will only allow their loss in circumstances where appropriate facilities of equal or better quality will be provided as part of the development'*. The written introduction to this policy gives an indication of the type of community facility to which the policy applies, a list which

includes libraries, museums, village halls, places of worship and other public halls, community centres, organised attractions and festivals. Although this list of facilities referred to by CSTP10 is not definitive and could include other types of community uses, it is considered that the nature of a private social club is materially different from the types of facilities referred to by the policy. Libraries, museums, public halls, community centres and places of worship are generally available for all members of the community to access, whereas as private social club is available to limited members of the community and is used for limited social purposes (compared with the range of activities which could take place at a public hall or community centre for example). For these reasons, it is considered that policy CSTP10 is not applicable in this case and that the loss of the social club would not be prejudicial to the purposes of this Development Plan policy.

- 6.5 The Localism Act 2011 introduced the Community Right to Bid, which gives eligible organisations such as Town and Parish Councils, and defined community groups the opportunity to nominate assets (building or land) important to their community wellbeing to be listed by the Local Authority as an Asset of Community Value. This site does not appear on the Borough's list of assets of community value nor is it subject to an application seeking inclusion on the list.
- 6.6 This proposed residential development needs to be assessed against LDF policies CSSP1 (Sustainable Housing and Locations) and CSTP1 (Strategic Housing Provision). Policy CSSP1 (Sustainable Housing and Locations) refers to the target for the delivery of new housing in the Borough over the period of the Development Plan. This policy notes that new residential development will be directed to previously developed land in the Thurrock urban area, as well as other specified locations. Policy CSTP1 (Strategic Housing Provision) identifies the requirement for the delivery of 18,500 dwellings between 2001 and 2021 and to ensure the density approach, dwelling mix and accessibility of dwellings meets the current and future population needs of the Borough.
- 6.7 The site is located along Dock Road on the main vehicle entrance to Tilbury town from the north and comprises previously developed land, and therefore accords with the requirement of policy CSSP1. Although the site was not identified as a potential location for residential development in the 2012 and 2013 Site Specific Allocations and Policies DPD consultations, the principle of housing would be compatible with the character of surrounding development to the east and south of the site. Accordingly, the site could be considered as a 'windfall' location for housing and would contribute to the housing delivery needs set out in policy CSTP1.
- 6.8 Based on the above information no objections are raised to the principle of residential development on this site in this location.

II. HOUSING LAND SUPPLY, NEED, MIX AND AFFORDABLE HOUSING

- 6.9 The proposed development would contribute to the five year housing land supply through the provision of 97 dwellings (which on this 0.55 hectare site equates to 92 dwellings per hectare). The latest (May 2016) Strategic Housing Marketing Assessment (SHMA) sets out the housing need and mix requirements with 1 and 2 bedroom flats being need over the period of 2014-2037. The proposal comprises a high number of 1 bedroom flats and the contribution of 2 bedroom flats would cumulatively contribute to the SHMA requirements.
- 6.10 In terms of affordable housing, policy CSTP2 and the Housing Team identify the requirement for 35% of the total number of residential units to be provided as affordable housing. Policy CSTP2 states that on previously developed land there can be a variety of physical constraints that can impact upon the capacity of a site to delivery affordable housing but this must be supported by a financial viability assessment. It is also recognised through this policy that, subject to viability considerations, affordable housing may be less than 35%.
- 6.11 The application has been accompanied by a financial viability assessment which demonstrates that no affordable housing can be secured through the development. The applicant's financial viability report has been independently assessed and concludes that the no affordable housing or any other planning obligations can be provided for this development. Therefore, this factor needs to be considered in the planning balance in the conclusion to this report.

III. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.12 The site's prominent location provides an opportunity for improving the visual appearance of this area as the northern gateway entrance to Tilbury. The immediate area to the north is currently subject to a new large scale warehouse development (Amazon) that shows the changing appearance of this location. The proposed orientation of the development allows for a frontage onto all existing open areas. Therefore the flats would face North West towards the roundabout junction as well as providing a frontage onto Dock Road, Russell Road and part of Melbourne Road, illustrative of good design principles.
- 6.13 The development would be split in to two blocks of flats (Blocks A and B) with the existing access into the site being re-used for this development and to maintain access to the neighbouring Globe House building to the east of the site. The flats would be set back from the footway along Dock Road to allow for landscaping to be provided and reduce impact upon the streetscene. Further landscaping would be provided to the rear of both blocks of flats as part of a communal garden area.

Additionally communal roof gardens would be provided to each block and each flat would either have a balcony or a Juliet style balcony. Due to the site falling within a high risk flood zone no ground floor accommodation can be provided and instead parking areas are proposed within the confines of the two blocks of flats.

- 6.14 At four storeys high, and ranging between 12-15m, the development would be taller than the neighbouring development which includes 3 storey townhouses and a 3 storey commercial building. There are also two storey and single storey buildings within the surroundings.
- 6.15 In design terms the approach is for a contemporary modern development with flat roof elements, modern framed windows with good sized openings. On the whole, it is considered that the proposed development is well articulated in its individual appearance. The materials for the external elevations of the building are mainly face brick with white coloured render to the projecting elements. In the interests of avoiding a visually unattractive car park below the flats the design of the building continues its appearance to ground floor level providing openings on the ground floor level which would be finished with railings.
- 6.16 Aside from the primary blocks described above, the application also seeks planning permission to convert an existing building on site to residential use. The building already adjoins a row of residential bungalows and in design terms, the development would result in an additional residential property at the end of an existing terrace. There are no objections in design terms to this part of the proposal.
- 6.17 In conclusion under this heading, the proposed development is acceptable in design terms in regard to policies PMD2 and CSTP22. The proposal would form an improved gateway entrance to this part of Tilbury giving identification to the arrival point of the urban area. This would help create character and its own distinctiveness to this location in regard to the aims of policy CSTP23.

IV. LANDSCAPING AND AMENITY SPACE

- 6.18 Following the demolition works there are no remaining landscape features of any note within the site but new landscaping is proposed to be provided as part of the development. The application indicates that the amenity areas would be laid to lawn with ornamental and native planting forming landscaping around the perimeter of the garden areas and to the front of the development. The development would also include a play area and community garden terrace. No objections have been raised by the Landscape and Ecology Advisor.
- 6.19 The cumulative amount of amenity space would be approximately 2655 sqm which accords with the requirements of the saved Annex 1 of the Borough Local Plan.

- 6.20 The bungalow would have a private garden measuring approximately 70 sqm which is acceptable for a 1 bedroom unit but would require the removal of permitted development rights through a planning condition, other than shed sized building in the rear garden. This will ensure the private garden remains at an acceptable level for future occupiers.

V. EFFECT ON NEIGHBOURING PROPERTIES

- 6.21 The nearest residential properties are directly to the east of the site in Melbourne Road and comprise of a mix of 3 storey townhouses, a 3 storey block of flats and a row of bungalows. All have gardens backing onto the site, apart from the bungalows. Block A would be closest to these dwellings. The distance from the stairwell projection to the rear elevation of the nearest property in Melbourne Road would be 17m and a further 20m to the main side elevation of this block. These side elevations would contain no windows but there is a side window shown on each level of the stairwell which is shown to have obscure glazing to ensure there are no overlooking issues or loss of privacy issues for the neighbouring occupiers. The distance from other windows within both blocks of flats is considered significant and would therefore not lead to any harm upon neighbouring residential amenity.
- 6.22 Due to the scale of the blocks of flats a daylight and sunlight report was submitted with the application to assess the impact upon the neighbouring properties using the industry recognised Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. The report concludes that *'the development would not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings'*. On this basis whilst some reduction in daylight and sunlight may be experienced the neighbouring properties would not be subject to any significant loss of light and overshadowing impacts.
- 6.23 For the neighbouring bungalows in Melbourne Road the existing Globe House building was built in close proximity to the rear elevation of these buildings so their amenity and outlook has already been affected and would not be worsened by this development through either the blocks of flats or the conversion of the existing adjoining building.

VI. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.24 The site is located in a sustainable location with two bus stops immediately to the western site boundary and Tilbury Town railway station located within 300m. Both these run regular services to the surrounding area. The nearest shops and facilities

are approximately 500m away. There are existing employment locations within easy walking distance of the site.

- 6.25 The existing access into the site from Dock Road would be re-used but would be widened to allow for an improved access. The re-use of the access would be more intensive than its current use as a result of the development but also because the access is used for the neighbouring Globe House to the east of the site, which although currently vacant is subject to an extant planning permission for a day nursery use. However, the Council's Highway Officer has raised no objection and the development is considered acceptable with regard to policy PMD9 (Road Network Hierarchy).
- 6.26 With the site being within a 'medium accessible' location as defined the Council's draft Parking Standards, a range of between 1 – 1.25 parking spaces per dwelling should be provided to meet the Parking Standards. 89 car parking spaces and 100 cycle parking spaces are proposed which is considered acceptable.

VII. FLOOD RISK AND DRAINAGE

- 6.27 The site is located within the highest risk flood zone (flood zone 3) as identified on the Environment Agency flood maps and as set out in the PPG's 'Table 1 - Flood Zones'. This means that the site is subject to a high probability of flooding and the PPG provides guidance on flood risk and vulnerability. The proposal would fall within the 'more vulnerable' use based on the PPG's 'Table 2 - Flood Risk Vulnerability Classification' where development requires application of the 'Exception Test' as identified in the PPG's 'Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility' table.
- 6.28 Before applying the 'Exception Test' consideration needs to be given to the 'Sequential Test', which aims to steer new development to areas with the lowest probability of flooding. The site is not allocated in the LDF for any specific land use but the LDF identifies Tilbury as an area for regeneration and growth.
- 6.29 The Thurrock Strategic Flood Risk Assessment (SFRA) has applied the 'Sequential' and 'Exception' tests to these regeneration and growth areas. However, this is a windfall site and the PPG advises for individual planning applications that *'the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed'*. For individual applications like this a pragmatic approach needs to be taken to 'Sequential' testing as all of Tilbury town, as the catchment area, is located within a high risk flood zone.

- 6.30 Whilst this site is not within the town centre it would lead to re-development of existing previously developed land. The site, as identified above, is an important gateway entrance to the town and therefore currently provides an opportunity for new development. This site is preferable to new development upon nearby Green Belt land and the development would provide new homes in the urban area. There are no alternative available sites identified in the LDP within this catchment area [Tilbury] that could provide this amount of development in a lower flood zone. For these reasons the proposal is considered to pass the 'Sequential Test'.
- 6.31 For the 'Exception Test' to be passed the proposed development needs to provide '*wider sustainability benefits to the community that outweigh flood risk*', and demonstrate that the development will be '*safe for its lifetime*'. In addition to reasons stated in the 'Sequential Test' assessment, which also apply here and based on the site's location, the development provides '*wider sustainability benefits to the community that outweigh flood risk*'. The Flood Risk Assessment (FRA) demonstrates that the development will be '*safe for its lifetime*' as it will be designed to be flood resilient up to a level of 3.5m above ground level with all accommodation located at first floor level and above. In addition a Flood Warning and Evacuation Plan (FWEP) has been submitted, is acceptable to the Emergency Planner and is conditioned for implementation for the safety of future occupiers.
- 6.32 The FRA identifies that tidal flooding from the River Thames is the main source of flood risk to the site but Tilbury is protected from flooding by existing sea defences that have a crest level of 6.5m AOD and this would withstand a 1 in 1000 year flood event, taking into account climate change. Other sources would not present the same level of risk to the site to a tidal flood event.
- 6.33 The proposal identifies that surface water be managed on site through a Sustainable Urban Drainage System (SUDS) and this would involve the installation of an attenuation tank as well as increasing permeable surfaces through the communal amenity areas. This would result in betterment reducing the amount of hard paved surfaces which existed with the site's previous use. It is identified that the management of the SUDS will be undertaken by a management company. Such details shall need to be agreed through planning condition to accord with policy PMD15 (Flood Risk Assessment). The Council's Flood Risk Advisor has raised no objections subject to conditions requiring details of the surface water management system, methods to minimize off site flooding and future maintenance and management of the surface water system.
- 6.34 For foul drainage a connection would be made to the existing sewer systems and Anglian Water raise no objections as there is capacity within the existing systems to accommodate the additional flows. There are no objections raised from Essex and

Suffolk water for water supply to the proposed development. Both these considerations meet with policy CSTP13.).

VIII. AIR QUALITY AND NOISE

- 6.35 Part of the front of the site lies within an Air Quality Management Area (AQMA) along Dock Road. . The front elevation of Block B and part of the front elevation of Block A would fall within the AQMA and as a result flats within these locations would need mechanical ventilation installed to draw air from the rear of the development, as the rear of the development lies outside of the AQMA. The Council's Environmental Health Officer (EHO) raises no objection to this approach subject to a planning condition being imposed to ensure the ventilation system is installed, retained and maintained. The balconies, Juliet balconies and windows on these elevations of the buildings would remain openable and usable for future occupiers.
- 6.36 The applicant's noise assessment identifies that this location is subject to background noise from nearby industrial uses but the main noise source is from road traffic noise from Dock Road and some railway noise. This noise assessment identifies that flats in the front elevation of the building would need to have suitable glazing installed to ensure internal noise levels meet industry standards for amenities of future occupiers. The Council's EHO has no objections but requires a planning condition to ensure the installed glazing meets the requirements of the applicant's noise assessment.
- 6.37 The applicant has provided an Environmental and Highway Management Plan (similar to a Construction Environmental Management Plan) which could be conditioned to any approval to safeguard neighbouring amenity and for environmental reasons.

IX. ENERGY AND SUSTAINABLE BUILDINGS

- 6.38 The Planning and Design and Access Statement (PDAS) identifies that due to the financial viability issues this development cannot meet the requirements of achieving the requirements of policies PMD12 (Sustainable Buildings) and PMD13 (Decentralised, Renewable and Low Carbon Energy Generation).

X. PLANNING OBLIGATIONS AND VIABILITY

- 6.39 Policy PMD16 of the Core Strategy indicates that where needs would arise as a result of development the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The policy states that the Council will seek to ensure that development

contribute to proposals to deliver strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.

- 6.40 Certain LDF policies identify requirements for planning obligations and this depends upon the type of development proposed and consultation responses from the application process.
- 6.41 As set out in section II, the application has been accompanied by a financial viability assessment. The assessment demonstrates that this site and the immediate surrounding area are subject to low land values, and that the construction costs include the need for piling due to issues with the underlying geology (former marshland), a large surface water attenuation tank and the costs of providing an undercroft parking arrangement.
- 6.42 The applicant's financial viability assessment has been independently assessed and the development has been found to be economically unviable. If planning permission is approved it is a risk to the developer to build out. As per normal process, it is recommended that a viability review mechanism is included in a s106 agreement requiring review within 2 years if the development has not reached slab level to identify whether the market conditions have changed to allow for re-consideration of whether the development could provide any planning obligations. The applicant is offering £31,000 towards healthcare provision which is slightly below the £38,318 required by the NHS but this contribution is the maximum amount the applicant can offer due to the financial viability issues with this development. Had the development being more financially viable, planning obligations would have been sought for affordable housing. There is no requirement for an education contribution due to the high number of 1 bedroom units and no other consultee has identified any requirements from the Infrastructure Requirements List (IRL).

XI. SUSTAINABILITY

- 6.43 Policy OSDP1 derives from the Focus Review of the LDF Core Strategy and sets out the overarching sustainable development policy for promoting sustainable growth in Thurrock reflecting the NPPF paragraph 14 requirement of applying 'the presumption in favour of sustainable development'. It is necessary to assess whether the proposed development is 'sustainable development' with regards to the three dimensions to sustainable development as defined in the NPPF, which are the economic, social and environmental roles.
- 6.44 Economically the proposal would provide employment for the construction phase of the development and once built the future occupiers of the units would contribute to

the local economy. The development offers the opportunity for future occupiers to work at local employers in this location including new employment opportunities being created with new development in this area. Socially the proposal would allow for a community to be created at this development with social engagement opportunities through the shared communal amenity spaces. Environmentally the proposal would visually improve this location through a high quality design at this gateway entrance to Tilbury. It would also offer an acceptable development solution for a site in a high risk flood zone. For all these reasons and those stated in the above paragraphs the location of the site is considered sustainable, the development complies with the adopted Development Plan for the Borough and for these reasons the 'presumption in favour of sustainable development' to apply.

XII. OTHER MATTERS

- 6.45 Refuse and recycling arrangements would be provided within the ground floor of both blocks of flats and would be located close to the access into the site to allow refuse vehicles to access.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 In summary, whilst the financial viability assessment has demonstrated that no affordable housing and healthcare contributions can be provided for this development there are a number of benefits from the development. The proposal would provide a high quality development for this gateway entrance into Tilbury in a sustainable location with good access to public transport services. The development would contribute to the 5 year housing land supply and provide a high number of flats, which is a recognised requirement of the Strategic Housing Marketing Assessment for the Borough. The development is considered acceptable with regard to all other material planning considerations and mitigation measures will be provided where necessary due to the site's location in a high risk flood zone and where part of the site is subject to air quality and noise issues. The mitigation measures are stated within the application and are also conditioned in the recommendation below.
- 7.2 Therefore in weighing up the planning balance, the benefits of the development are considered to outweigh any harm and this application is therefore recommended for approval.

8.0 RECOMMENDATION

Approve subject to the applicant and those with an interest in the land entering into an obligation under section 106 of the Town and Country Planning Act 1990 with the following heads of terms:

- in the event that development has not been commenced and completed above slab level within 2 years of the grant of planning permission, a financial viability review shall be undertaken by the applicant / developer / owner to assess whether the development can generate a commuted sum towards affordable housing and / or relevant infrastructure.
- A financial contribution towards primary healthcare for additional floorspace at the Sai Medical Centre in Tilbury to meet the additional healthcare needs arising from future occupiers of this development

And subject to the following conditions:

Standard Time

1. The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received
675_109E	Proposed Elevations	8th December 2016
675_111A	Proposed Plans	8th December 2016
675_112	Drawing	8th December 2016
675_107E	Proposed Floor Plans	8th December 2016
LGD.020.MH.01A	Landscaping	9th February 2017
16011	Drawing	8th December 2016
LGD.020.MH.02	Landscaping	9th February 2017
LGD.020.MH.03	Landscaping	9th February 2017
1	Location Plan	9th February 2017
2	Site Layout	9th February 2017
101A	Proposed Site Layout	9th February 2017
501A	Drawing	9th February 2017
801A	Drawing	9th February 2017
802A	Drawing	9th February 2017

701E	Drawing	9th February 2017
675_100I	Proposed Site Layout	14th February 2017
675_105G	Proposed Floor Plans	14th February 2017
675_106	Proposed Floor Plans	14th February 2017
675_108	Proposed Site Layout	14th February 2017
675_110F	Drawing	14th February 2017

Reason: For the avoidance of doubt and in the interest of proper planning.

Materials

3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.

Reason: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Boundary treatment

4. Prior to first occupation of the development hereby permitted details of the locations, heights, designs, materials and types of all boundary treatments to be erected on site have been submitted to and approved by the Local Planning Authority. The boundary treatments shall be erected/installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity, privacy and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Landscaping Scheme

5. The landscaping details shall be implemented in accordance with the 'Landscape External Works Soft Landscape Management Plan dated March 2012' and the 'Soft Landscape Plan' drawing reference LGD/020/MH/03 with all planting, seeding or turfing comprised in the approved scheme to be carried out in the first available planting and seeding season following commencement of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others

of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Tree Protection

6. All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. Such fencing shall be erected prior to the commencement of any works on the site. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside this fencing; no changes in ground level may be made or underground services installed within the spread of any tree or shrub [including hedges] without the written consent of the local planning authority.

Reason: To ensure that all existing trees are properly protected, in the interests of visual amenity and in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Details of the Communal Roof Gardens

7. Prior to first occupation of the development hereby permitted details of the proposed layout of the communal roof gardens including boundary treatment and any hard and soft landscaping have been submitted to and approved by the local planning authority. The details shall be implemented as approved.

Reason: In the interests of providing amenity space for the future occupiers of the dwellings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Implementation of the Communal Amenity Space

8. Prior to first occupation of the development hereby permitted the communal amenity space and associated play equipment and pergolas and shall be laid out, constructed and surfaced in accordance with the details as shown on the 'Concept Masterplan' drawing reference LGD/020/MH/02.

Reason: In the interests of providing amenity space for the future occupiers of the dwellings in accordance with policy PMD2 of the adopted Thurrock LDF

Core Strategy and Policies for the Management of Development DPD.

Removal of permitted development for outbuildings and extensions to bungalow conversion

9. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site of the bungalow development without planning permission having been obtained from the local planning authority.

Reason: In the interests of ensuring a satisfactory level of private amenity space for the occupiers of the dwelling in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD and 'saved' Annex 1 of the Borough Local Plan.

Obscure glazing to window in east elevation of Block A

10. Prior to the first occupation of the building identified as 'Block A' on the approved plans the window in the stairwell to the east elevation of the building shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7m above internal floor level) and shall be retained as such thereafter.

Reason: To ensure that adjoining residential amenity is protected in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Access Details

11. Prior to first occupation of the development hereby permitted details showing the layout, dimensions and construction specification of the proposed access to the highway shall be submitted to and approved in writing by the local planning authority. The layout dimensions and construction specification of the proposed access shall be implemented as approved and retained at all times thereafter.

Reason: In the interests of highway safety and efficiency in accordance with policy PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Visibility Splays

12. The visibility splays as shown on drawing reference 701 Rev E shall be maintained free from obstruction at all times

Reason: In the interests of highway safety and good design in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

No Gates

13. No gates or other form of enclosure shall be erected or placed across the access.

Reason: In the interests of highway safety and good design in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Parking Provision

14. The development hereby permitted shall not be first occupied/provided with connection to utility services until the vehicle parking area shown on the approved plans has been hard surfaced, sealed, marked out in parking bays and made available for use. The vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Cycle and Powered Two Wheel Storage

15. Prior to first occupation of the development hereby approved details of the number, size, location, design and materials of secure and weather protected cycle/powered two wheel parking facilities to serve development shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed prior to the first occupation of the dwellings and shall thereafter be permanently retained for cycle/powered two wheel parking for the users and visitors of the development.

Reason: To reduce reliance on the use of private cars, in the interests of

sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD.

Surface Water Drainage Scheme

16. No development shall take place, with the exception of ground works for the foundations of the development, until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Limit discharge rates to 1l/s for all storm events up to and including the 1 in 100 year rate inclusive of climate change. If 20% climate change allowance is proposed in calculations, a sensitivity analysis for the effects of the upper allowance (40%) should be conducted.
 - Discharge from the site should follow the discharge hierarchy and first preference should be to discharge to the open channel. If this is demonstrated to be unfeasible surface water should discharge to the Anglian water sewer.
 - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 inclusive of climate change event.
 - Demonstration that any property on site will be safe from flooding in 1 in 100 inclusive of climate change storm event.
 - Final modelling and calculations for all areas of the drainage system. If the site is discharging to the open channel, details should be provided in regards to the level of the outfall from the site so that the outfall are not submerged in all storm events up to the 1 in 100 plus climate change storm event or alternatively any surcharging at the outfall should be modelled and managed appropriately.
 - The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the

development.

- To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

All in accordance with policies CSTP27 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Measures to Minimise Offsite Flood Risk

17. No development shall take place, with the exception of ground works for the foundations of the development, until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The National Planning Policy Framework paragraph 103 and paragraph 109 states that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Also to comply with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Maintenance Plan

18. Prior to first occupation of the development hereby permitted a Maintenance Plan detailing who is responsible for the management of different elements of the surface water drainage system and the maintenance activities/frequencies shall be submitted to and agreed in writing by the Local Planning Authority. The Maintenance Plan shall be implemented as approved for the lifetime of the development, unless otherwise amended in writing with the agreement of the local planning authority.

Reason To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site. To comply with policies CSTP27 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD

Maintenance Logs

19. The applicant or any successor (management and maintenance company) in title shall maintain yearly logs of maintenance works carried out in accordance with the approved Maintenance Plan. This information shall be submitted to the Local Planning Authority within 2 weeks of following any request in writing from the Local Planning Authority.

Reason To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk. To comply with policies CSTP27 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD

Flood Warning and Evacuation Plan

20. The Flood Warning and Evacuation Plan reference 'S16-280/FWEP Revision 3' dated January 2017 hereby approved with this permission shall be made available for inspection by all occupiers of the dwellings and shall be displayed in a visible location in both blocks of flats at all times following first occupation of the development.

Reason: In the interests of safety and to ensure the necessary evacuation processes are followed in a flood event in regard to Policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Sustainability and Energy Efficiency

21. Prior to first occupation of the development hereby permitted the details of any photovoltaic panels to be installed with this development as stated in the 'Sustainability Statement' dated February 2017 shall be submitted to and approved in writing by the local planning authority. All other measures stated in the 'Sustainability Statement' dated February 2017 along with the approved photovoltaic panels shall be implemented in accordance with the details as stated and retained thereafter.

Reason: In the interest of sustainability and energy efficiency with regard to guidance contained within the National Planning Policy Framework and policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Levels

22. There shall be no raising of ground levels within the site.

Reason: In order to protect the visual amenity of the area and in the interests of protecting neighbouring residential amenity in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Internal Air Quality Mitigation Measures

23. Prior to first occupation of the development hereby permitted the 'MVHR Heat Recovery Ventilation' as detailed in a letter dated 5 October 2012 from Vortice Limited shall be installed and shall be made operational in the flats in Blocks A and B as highlighted in blue on the approved plans which are located within the Air Quality Management Area. Following installation and first operation the systems shall be retained and maintained thereafter. No alternative system shall be installed unless otherwise agreed in writing with the local planning authority.

Reason: To ensure adequate internal living conditions are provided for the residents of the flats within within the Air Quality Management Area and in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Air Quality Mitigation Measures

24. No development shall commence, with the exception of ground works for the foundations of the development, until details of measures aimed at mitigating or offsetting the impacts on local air quality resulting from increased road traffic generated by the development shall be submitted to and approved in writing by the local planning authority. The agreed measures shall be implanted prior to final completion of the development.

Reason: As part of the site falls within within the Air Quality Management Area and the mitigation measures are required to offset any increases in air pollution to accord with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Noise Mitigation Measures

25. Prior to first occupation of the development hereby the glazing specification as identified on the 'Pilkington Optiphon' document received on 14 February 2016 shall be installed and retained thereafter, unless otherwise agreed in writing with

the local planning authority

Reason: To ensure adequate internal living conditions are provided for the residents of the flats, in particular those flats on the front elevation of the building that would otherwise experience road traffic noise from Dock Road. The noise mitigation measures are necessary to comply with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

External lighting

26. No development shall commence, with the exception of ground works for the foundations of the development, until details of the external lighting for the site including the luminance and spread of light and the design and specification of the light fittings have been submitted to and approved in writing by the Local Planning Authority. All illumination shall be implemented and retained as such in accordance with the details as approved.

Reason: To minimise light pollution upon nearby property including residential properties in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Communal TV/Satellite

27. Notwithstanding the provisions of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking or re-enacting that Order with or without modification] the flats hereby permitted shall be equipped with a communal satellite dish(es). Details of the number, size, external appearance and the positions of the satellite dish(es) shall be submitted to and agreed in writing by the local planning authority prior to the installation of such systems. The agreed communal satellite dish systems shall be installed prior to the first occupation of the flats and thereafter retained. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any Order revoking or re-enacting that Order with or without modification] other than those agreed by way of the above scheme, no additional satellite dish(es) or aerials shall be fixed to the building without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

Construction Environmental Management Plan

28. The construction phase of the development shall be implemented in accordance with the details stated in the 'Environmental and Highways Management Plan' 'Rev A' which accompanies and forms part of this planning permission.

Reason: In the interests of protecting neighbouring residential amenity in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD.

INFORMATIVE

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



Application No: 16/01649/FUL

Athlone House

Dock Road, Tilbury

Scale: 1:1,250 Date printed: 02/03/2017

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