

Item: 8

Planning Committee: 14 February 2024.

Change of use and Redevelopment to Nightclub, Bowling Alley and Outdoor Event Space/Gallery at 18 Bridge Street, Kirkwall.

Report by Corporate Director for Neighbourhood Services and Infrastructure.

1. Summary

1.1.

Planning permission is sought to convert a former shop, bakery and store to a mixed-use nightclub, bowling alley and other indoor recreation, with four air source heat pumps and ancillary external alterations and convert part of courtyard to event space/garden with hot food takeaway kiosks and a store, a temporary stretch tent, and gates, and associated landscaping. The application is for a temporary period of seven years. The development is acceptable in principle, location, and detailed design. Two objections have been received on grounds of noise and traffic. Three letters of support have been received. The objections are not of sufficient weight to merit refusal of the application. Roads Services has objected on grounds of parking provision; this is outweighed by relevant provisions of National Planning Framework 4, noting that planning permission in principle remains extant for a similar development at the site. Accordingly, the application is recommended for approval.

Application Number:	23/422/PP
Application Type:	Planning permission
Proposal:	Convert a former shop, bakery and store to a mixed use nightclub, bowling alley and other indoor recreation, and shop (Use Classes 1A and 11), install four air source heat pumps, install glazed screens, doors, and panelled cladding in courtyard openings, re-roof part of roof, install roof ducts and solar panels, convert part of courtyard to event space/garden and seating, erect two hot food takeaway kiosks and a store, a temporary stretch tent, and gates including on street boundary, and associated landscaping including a sheet pile wall, resurfacing with flagstones, and planting including trees and shrubs (temporary for seven years)
Applicant:	Mr Wm Neil Stevenson
Agent:	Stephen Omand, 14 Victoria Street, Kirkwall, KW15 1DN.

1.2.

All application documents (including plans, consultation responses and representations) are available for members to view [here](#) (click on “Accept and Search” to confirm the Disclaimer and Copyright document has been read and understood, and then enter the application number given above).

2. Consultations

2.1. Roads Services

Roads Services has objected to the application, with the response as follows:

“The development as proposed fails to meet the requirements of the National Road Development Guide due to the lack of parking for customers and staff, additionally there doesn’t appear to be any provision for service or delivery vehicles to be able to access the site either.

For a development of this size and nature when considering all of the different uses it would normally be expected that 100 car parking spaces are provided, however given the location of the development and its proximity to public transport links a lower parking provision could have been acceptable.

There are also concerns with how site will be accessed and egressed during the construction phase of the development and the negative impact that delivery vehicles, workers vehicles, plant and machinery could have on Bridge Street and Albert Street. Therefore, Roads Services object to this development proposal.”

2.2. Environmental Health

No objections provided conditions relating to noise are attached.

2.3. Development and Marine Planning (Policy)

No objections to the proposal.

2.4. Development and Marine Planning (Biodiversity)

No objections to the proposal subject to a condition relating to proposed biodiversity enhancement measures.

2.5. Islands Archaeologist

No objections to the proposal. A condition would be attached regarding ground works.

2.6 Engineering Services

No objections to the proposal.

2.7. Scottish Water

No objections to the proposal. Advice is provided to the applicant.

3. Representations

3.1.

Two objections have been received, from:

- Maiwenn Beadle, 21 Bridge Street, Kirkwall, KW15 1HR.
- Carola Huttman, Flat 1, Nicols House, St Olaf's Wynd, Kirkwall, KW15 1JB.

3.2.

The objections relate to concerns regarding noise and traffic.

3.3.

Three letters of support have also been received from:

- Mr Stephen Gunn, Albion House, Lybster, Caithness, KW3 6BT.
- Ms Jan Judge, Orkney Creative Hub, 25 Bridge Street, Kirkwall, KW15 1HR.
- Kirsty Talbot, Games Director - Orkney 2025, 2 West Tankerness Lane, Kirkwall, KW15 1AL.

4. Relevant Planning History

Reference	Proposal	Location	Decision	Date
23/021/PP	Re-roof and install skews, alter openings, point, harl and clad walls, and install replacement rainwater goods	18 Bridge Street, Kirkwall	Granted subject to conditions	16.03.2023
22/221/PIP	Conversion of a former shop, bakery, store and adjoined courtyards to a mixed use restaurant/cafe, bowling alley, music venues, nightclub, gymnasium, exhibition space, visitor centre and	18 Bridge Street, Kirkwall	Granted subject to conditions	08.09.2022

Reference	Proposal	Location	Decision	Date
	retail (Use Classes 1, 3, 10 and 11)			
21/345/PP	Change of use of car park to community events and activities (limited days per year)	18 Bridge Street, Kirkwall	Granted subject to conditions	04.10.2021
21/191/PP	Change of use from store to gymnasium (Class 11)	18 Bridge Street, Kirkwall	Granted subject to conditions	09.07.2021

5. Relevant Planning Policy and Guidance

5.1.

The full text of the Orkney Local Development Plan 2017 and supplementary guidance can be read on the Council website [here](#).

5.2.

The key policies, supplementary guidance and planning policy advice listed below are relevant to this application:

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 3 – Settlements, Town Centres and Primary Retail Frontages.
 - Policy 4 – Business, Industry and Employment.
 - Policy 8 – Historic Environment and Cultural Heritage.
 - Policy 13 – Flood Risk, SuDS and Waste Water Drainage.
 - Policy 14 – Transport, Travel and Road Network Structure.
- Supplementary Guidance:
 - Settlement Statements (2017).

- National Planning Framework 4:
 - Policy 3 – Biodiversity.
 - Policy 7 – Historic assets and places.
 - Policy 9 – Brownfield, vacant and derelict land and empty buildings.
 - Policy 14 – Design, quality and place.
 - Policy 22 – Flood risk and water management.
 - Policy 26 – Business and industry.
 - Policy 27 – City, town, local and commercial centres.
 - Policy 28 – Retail.

6. Legal Aspects

6.1.

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended (the Act) states, “Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise...to be made in accordance with that plan...”.

6.2.

Annex A of Planning Circular 3/2013: ‘development management procedures’ provides advice on defining a material consideration, and following a House of Lords’ judgement with regards the legislative requirement for decisions on planning applications to be made in accordance with the development plan, confirms the following interpretation: “If a proposal accords with the development plan and there are no material considerations indicating that it should be refused, permission should be granted. If the proposal does not accord with the development plan, it should be refused unless there are material considerations indicating that it should be granted.”

6.3.

Annex A continues as follows:

- The House of Lords’ judgement also set out the following approach to deciding an application:
 - Identify any provisions of the development plan which are relevant to the decision.
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies.
 - Consider whether or not the proposal accords with the development plan.
 - Identify and consider relevant material considerations for and against the proposal.
 - Assess whether these considerations warrant a departure from the development plan.

- There are two main tests in deciding whether a consideration is material and relevant:
 - It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land.
 - It should relate to the particular application.
- The decision maker will have to decide what considerations it considers are material to the determination of the application. However, the question of whether or not a consideration is a material consideration is a question of law and so something which is ultimately for the courts to determine. It is for the decision maker to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.
- The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case. Examples of possible material considerations include:
 - Scottish Government policy and UK Government policy on reserved matters.
 - The National Planning Framework.
 - Designing Streets.
 - Scottish Government planning advice and circulars.
 - EU policy.
 - A proposed local development plan or proposed supplementary guidance.
 - Community plans.
 - The environmental impact of the proposal.
 - The design of the proposed development and its relationship to its surroundings.
 - Access, provision of infrastructure and planning history of the site.
 - Views of statutory and other consultees.
 - Legitimate public concern or support expressed on relevant planning matters.
- The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.

6.4.

Where a decision to refuse an application is made, the applicant may appeal under section 47 of the Act. Scottish Ministers are empowered to make an award of expenses on appeal where one party's conduct is deemed to be unreasonable. Examples of such unreasonable conduct are given in Circular 6/1990 and include:

- Failing to give complete, precise and relevant reasons for refusal of an application.
- Reaching a decision without reasonable planning grounds for doing so.
- Not taking into account material considerations.
- Refusing an application because of local opposition, where that opposition is not founded upon valid planning grounds.

6.5.

An award of expenses may be substantial where an appeal is conducted either by way of written submissions or a local inquiry.

6.6. Status of the Local Development Plan

Although the Orkney Local Development Plan 2017 is “out-of-date” and has been since April 2022, it is still a significant material consideration when considering planning applications. The primacy of the plan should be maintained until a new plan is adopted. However, the weight to be attached to the Plan will be diminished where policies within the plan are subsequently superseded.

6.7. Status of National Planning Framework 4

6.7.1.

National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13 February 2023, following approval by the Scottish Parliament in January 2023. The statutory development plan for Orkney consists of the National Planning Framework and the Orkney Local Development Plan 2017 and its supplementary guidance. In the event of any incompatibility between a provision of NPF4 and a provision of the Orkney Local Development Plan 2017, NPF4 is to prevail as it was adopted later. It is important to note that NPF4 must be read and applied as a whole, and that the intent of each of the 33 policies is set out in NPF4 and can be used to guide decision-making.

6.7.2.

In the current case, there is not considered to be any incompatibility between the provisions of NPF4 and the provisions of the Orkney Local Development Plan 2017, to merit any detailed assessment in relation to individual NPF4 policies.

7. Assessment

7.1. Background

Planning permission is sought to convert a former shop, bakery and store to a mixed-use nightclub, bowling alley and other indoor recreation, with four air source heat pumps and ancillary external alterations and convert part of courtyard to event space/garden with hot food takeaway kiosks and a store, a temporary stretch tent, and gates, and associated landscaping. The application is for a temporary period of seven years. The site extends north-east from Bridge Street in Kirkwall, including the front courtyard and vacant buildings, and is within the settlement boundary and also Kirkwall Conservation Area, as indicated on the Site Plan attached as Appendix 1 to this report. Planning permission in principle was approved in 2022, reference 22/221/PIP, for a similar development and remains extant.

7.2. Principle

7.2.1.

Policy 3A of the Local Development Plan applies a sequential approach for business development, noting that development "will be supported within Kirkwall and Stromness Town Centres to support their vibrancy, vitality and viability ... For retail, commercial, leisure, office, community and cultural facilities that attract significant footfall, a town centre first principle will apply".

7.2.2.

Policy 4 notes that, "The Plan supports the principle of... creating new businesses in appropriate locations. In general, developments that would create significant footfall...will be directed toward relevant sites within the settlements". In relation to 'Mixed Use Allocations' as defined, Policy 4A notes, "In principle, all uses will be supported within mixed-use sites...".

7.2.3.

The site is allocated as a 'Mixed Use Site', reference K-25, within the Local Development Plan. Supplementary Guidance: Settlement Statements provides details of the allocation, including the requirement for a joint development brief with allocations K-26 and K-27 for the detailed development of the site, and noting the potential for archaeological assets within the site and a requirement to protect the setting of surrounding listed buildings. Critical in that context is that the current application is temporary, and that no groundbreaking works are required. As such, following consultation with Development and Marine Planning, a development brief is not required for this application.

7.2.4.

NPF4 Policy 9 supports proposals for the reuse of existing buildings. Furthermore, Policy 26 states that sites allocated within the Local Development Plan will be considered suitable for development. Policy 27 supports development that would enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses. Proposals for uses which will

generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces will also be supported in town centre locations. Policy 28 supports retail units of an appropriate scale in existing city, town and local centres.

7.2.5.

The proposal is for a mixed use development, on an allocated site within the town centre that will generate significant footfall. The proposal is acceptable in principle and complies with Local Development Plan Policy 3 'Settlements, Town Centres and Primary Retail Frontages', Policy 4 'Business and Industry' and NPF4 Policies 9, 26, 27 and 28. In the consideration of principle, it is also material that planning permission in principle for redevelopment of the site, for a similar mixed use development, remains extant.

7.3. Design

7.3.1.

Policy 2 'Design' of the Local Development Plan states that development will be acceptable where it reinforces the distinctive identity of Orkney's built environment and is sympathetic to the character of its local area, has a positive effect on the appearance and amenity of the area, encourages easy wayfinding to and around the development, and is appropriately connected to pedestrian, vehicular and public transport routes, encouraging and prioritising pedestrian access; and it allows for future conversion, extension or adaptation to other uses.

7.3.2.

Development proposals should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. NPF4 Policy 14 'Design, quality and place' states that proposals will be supported where they are consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable.

7.3.3.

The proposed design would create a strong and distinctive frontage to Bridge Street. The kiosks would be gable ended to the street and reinstate a former building line and would complement the character of the area. The materials proposed – timber cladding and corrugated sheeting, with sheet pile walls to the rear – provide a reference to previous non-domestic uses in and around the site. The proposed mural could complement the built form and would be subject to a separate application for advertisement consent.

7.3.4.

The site would be semi-permeable in terms of access through. The gates to the uses within the warehouses would be controlled and there would be a separate entrance to the walled garden. Given its location, and as discussed below, private car use would be discouraged. Overall, the site would provide a unique mixed-use venue

within Kirkwall and Orkney. The enclosed garden would be available for a variety of events, creating a safe and attractive public area for a wide range of users.

7.3.5.

The proposal complies with Local Development Plan Policy 2 'Design' and NPF4 Policy 14 'Design, quality and place'.

7.4. Historic Environment

7.4.1.

The site lies within Kirkwall Conservation Area. There are listed buildings located to the south and west of the site. In terms of the suitability of the proposal, its impact on the character and appearance of conservation area and the setting of listed buildings must be assessed.

7.4.2.

Policy 8 'Historic Environment and Cultural Heritage' of the Local Development Plan seeks to protect the historic environment, whilst appreciating its role in the living landscape. NPF4 Policy 7 'Historic assets and places' confirms that proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations given include the architectural and historic character of the area, existing density, built form and layout, and context and siting, quality of design and suitable materials.

7.4.3.

As noted above, the proposed buildings, on a smaller scale, would maintain the form of gables facing the street key to the character of the conservation area. The proposed materials, although contemporary, are suitably high quality and have been used elsewhere in the conservation area for new development. Overall, the proposed buildings are sympathetic to the appearance of the area. Alterations to the existing warehouse buildings are of a relatively minor nature, with the restoration of the building frontage approved under a previous planning permission, and largely complete including repointing works. Proposed solar panels in the roof valleys have been pulled further back from the building frontage to ensure these are not publicly visible. Air source heat pumps located to the rear would, again, not be publicly visible. Detailed specifications would be controlled by planning condition.

7.4.4.

This part of the conservation area is characterised as being part of the vibrant town centre, with a mix of bars, hotels, hot food takeaway, retail and residential. The proposed mixed use of the site is compatible with this character.

7.4.5.

The proposal complies with Local Development Plan Policy 8 'Historic Environment and Cultural Heritage' and NPF4 Policy 7 'Historic assets and places'. It should also be noted that the proposal seeks temporary consent for seven years and that the proposed works are by no means permanent.

7.5. Amenity

7.5.1.

Following consultation with Environmental Health, no objections have been raised, subject to conditions being attached relating to noise and complaints. This includes assessment by Environmental Health of a submitted noise impact assessment. Conditions would require further testing following construction and prior to the operation of the nightclub.

7.5.2.

Policy 3 'Settlements, Town Centres and Primary Retail Frontages' of the Local Development Plan states the "vibrancy, vitality and viability" of town centres should be encouraged, but this must be balanced against the protection of the amenity of residential properties, including those surrounding the site as raised in representations. 'Development proposals' form part of the submitted noise impact assessment, including days and hours of opening of different parts of the development. It is on these times and hours that Environmental Health reached its conclusions of no objections. The submission of an Operating Plan regarding the nature, hours and frequency of use of the development would be controlled by planning condition, and it is anticipated that the hours submitted within the Operating Plan would not exceed those in the noise impact assessment. In terms of patron noise outside the venue, it should be noted that the planning process is often not the most appropriate means of controlling patron noise and behaviour beyond the boundaries of a venue, and the development would be subject to relevant licensing applications.

7.5.3.

The noise impact assessment has taken account of noise sources from the development, including breakout noise from the nightclub, the bowling alley, and other sources. Environmental Health has no objection, in terms of protection of residential amenity, as raised in objections in terms of noise impact. Subject to conditions, the proposal is acceptable with regards to its impact on amenity.

7.6. Transport

7.6.1.

Roads Services has objected to the proposal based on lack of public and staff parking, and no provision for delivery or service vehicles. Concerns have also been raised regarding construction traffic. The response sets out that, given the scale of the development and based on the National Roads Development Guide, 100 parking spaces should be provided, caveated that a reduced number may be acceptable due to public transport links.

7.6.2.

As stated in the consultation response from Roads Services, meeting the requirements of the National Roads Development Guide is set out in Local Development Plan Policy 14Biii. However, that policy provision also states that proposals should seek to minimise the need for independent car journeys. Furthermore, and critically on the basis that NPF4 prevails in cases of conflict with the Local Development Plan, NPF4 Policy 13 'Sustainable Transport' seeks to minimise independent car journeys. The site is well served by public transport and there are numerous public car parks within a short walking distance. The site can be accessed locally by foot and bike. It is also relevant that the site benefits from an extant permission in principle for a similar development.

7.6.3.

Conditions would be attached requiring detailed plans for both the construction phase and subsequent service and deliveries once the site is in use. These would be later assessed in conjunction with Roads Services.

7.6.4.

On balance, including taking account of objections in terms of traffic impact, the lack of car parking and dedicated delivery entrance are considered acceptable, given the site history, current policy provisions, and nature and location of the development. The proposal complies with Local Development Plan Policy 14Bii and NPF4 Policy 13.

7.7. Biodiversity

Biodiversity measures appropriate to the nature and scale of the development have been included, noting the relatively large-scale planting proposed over a currently concrete courtyard. A condition would be attached to ensure these are implemented. The proposal complies with Policy 3 of NPF4.

7.8. Flooding

The site is in a part of Kirkwall at risk of surface water flooding. However, details of existing and proposed finished floor levels have been submitted and have been assessed to the satisfaction of Engineering Services. A no objection consultation response has been returned. The proposal complies with Local Development Plan Policy 13 'Flood Risk, SuDS and Waste Water Drainage' and NPF4 Policy 22 'Flood risk and water management'.

7.9. Archaeology

The Islands Archaeologist has confirmed no objection. Whilst the site is within an archaeologically sensitive area, no groundworks are proposed, which would be controlled by planning condition.

8. Conclusion and Recommendation

The proposal is acceptable in principle, including in the context of the extant planning permission in principle on the site. The design, impact on the historic environment, amenity, transport, flooding, and archaeology are all considered acceptable, including the requirement to protect the character and appearance of the conservation area. The objection from Roads Services is outweighed by National Planning Framework 4 provisions for development that is served by sustainable transport. Materials matters raised in objections have been fully assessed, and where necessary subject to consultation with the appropriate body and impacts resolved or controlled by planning condition. The application complies with Policies 1, 2, 3, 4, 8, 13 and 14 of the Orkney Local Development Plan 2017, and Policies 3, 7, 9, 14, 22, 26, 27 and 28 of National Planning Framework 4, and is recommended for approval, subject to the conditions attached as Appendix 2 to this report.

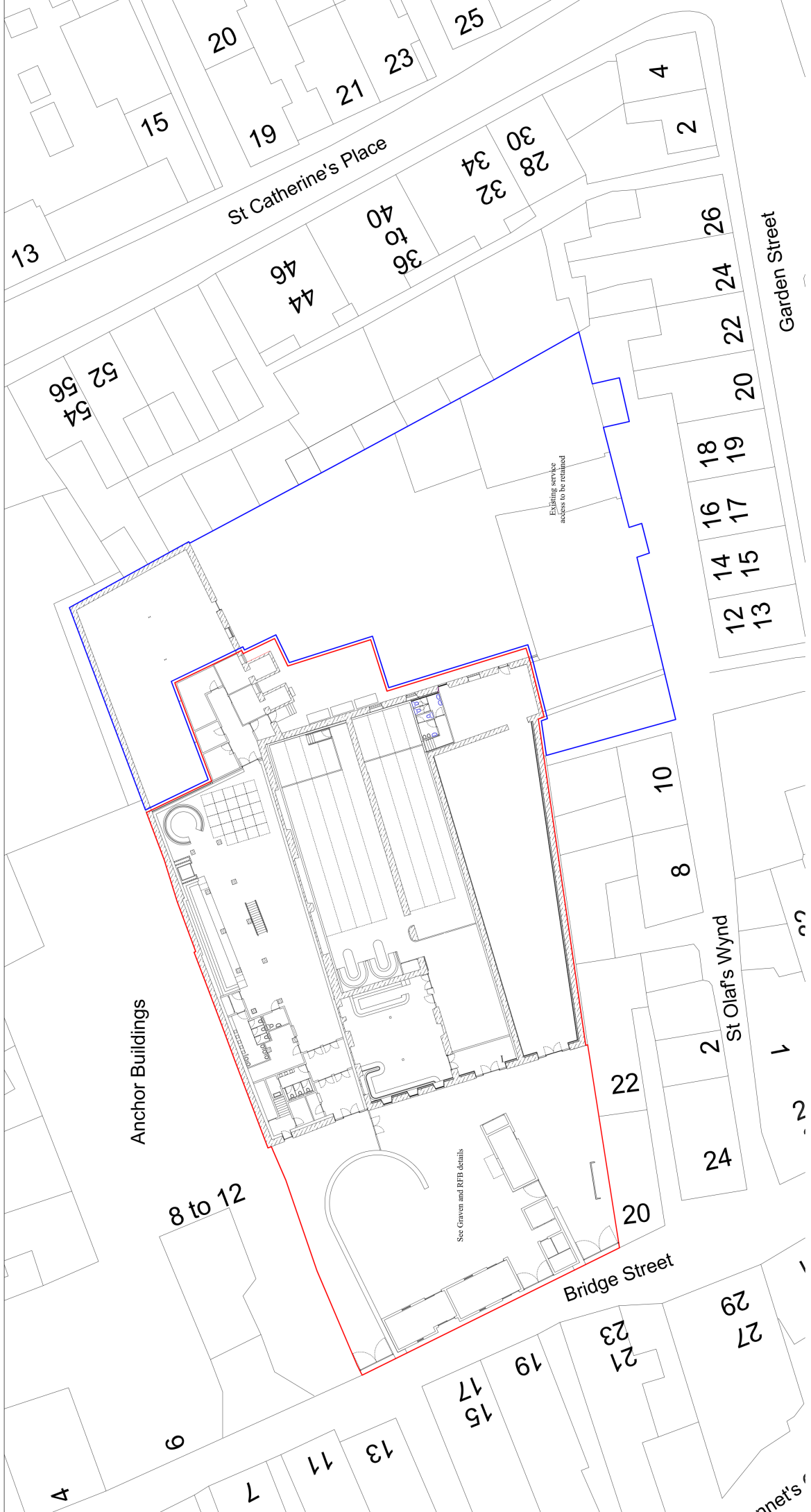
9. Contact Officer

Murray Couston, Planning Officer, Email murray.couston@orkney.gov.uk

10. Appendices

Appendix 1: Site Plan.

Appendix 2: Planning Conditions.



Appendix 1

S.J. Owsen
 Chartered Surveyor,
 40 Victoria Street,
 KIRKWALL,
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 Tel: 01856 872415
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 Drawings prepared for Planning Purposes only.
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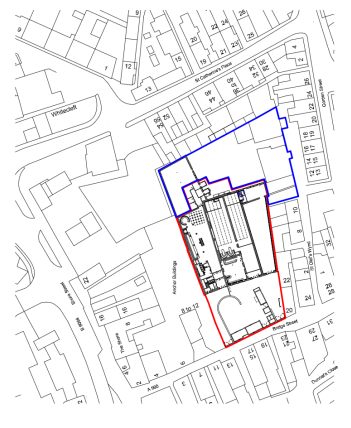
Project: 10 Bridge Street,
 KIRKWALL,
 KW15 1HR.
 Title: Change of Use from Retail, Bakery and Storage to Nightclub, Bowling Alley and Retail Outlet.
 Site Title: Location Plan.

Client: Wm Neil Robertson,
 30 Albert Street,
 Kirkwall,
 KW15 1HQ.
 Date: 15th January 2024.
 Issue: As shown. 16841 JP

To comply with The Building (Scotland) Regs 2004.



OS Licence No: ES100005740



Appendix 2.

01. The development hereby approved to which this planning permission relates must be begun not later than the expiration of three years, beginning with the date on which the permission is granted, which is the date of this decision notice. If development has not commenced within this period, this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended, which limits the duration of planning permission.

02. Planning permission is hereby approved for a temporary period only and shall cease to have effect in seven years from the date of approval on this decision notice, (the 'cessation date'). Prior to the cessation date, all physical development associated with this permission shall be removed from site, the land restored to its former condition, and all uses cease to the satisfaction of the Planning Authority.

Reason: To ensure that the temporary development is timeously removed from the site and temporary uses cease.

03. Total noise from all plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar, and including fans, ducting and external openings, shall be so installed, maintained and operated such that any associated operating noise does not exceed NR35 during the day and NR25 at night within any residential property outwith the development, where NR35 and NR25 is the Noise Rating Curve at 35 and 25 (noise measurements/predictions to be made with a window of any residential property outwith the development open no more than 50 millimetres).

Reason: To protect any nearby residents from the excessive noise disturbance from the fixed plant and equipment.

04. The development hereby approved should not be operated or brought into use until pre-completion testing has been completed which demonstrates compliance with the following:

- Music and entertainment noise from the nightclub and bowling alley shall not exceed NR25 during the day and NR15 at night, as measured/predicted within the nearest noise sensitive receptor(s) (noise measurements/predictions to be made with a window of any residential property outwith the development open no more than 50 millimetres, where the NR measurement parameter is $L_{eq, 5 mins}$). NR25 and NR15 are the Noise Rating Curves at 25 and 15.
- A series of testing shall be undertaken to ensure that representative music noise levels can be measured and recorded, and then these noise levels shall be used to calibrate and fix the onsite PA systems to not exceed this limit.
- A pre-occupation testing report detailing the results shall be submitted to and approved, in writing, by the Planning Authority, in conjunction with Environmental Health. Non-compliance with these levels would require additional mitigation measures to be incorporated into the development before it is brought into use.

Reason: To protect any nearby residents from excessive noise disturbance from the music and entertainment noise generated by the operation of the nightclub and bowling alley.

05. Should the Planning Authority receive complaints about music or entertainment noise from this site, an inspection on how exceedance could have occurred followed by undertaking a noise breakout survey to ensure compliant levels are maintained, with a report on the findings, shall be submitted to the Planning Authority for review.

Reason: To protect any nearby residents from excessive noise disturbance from the music and entertainment noise generated by the operation of the nightclub and bowling alley.

06. No development shall commence until a Management and Operating Plan is submitted to and approved, in writing, by the Planning Authority. This Plan shall include:

- The days and hours of operation of the bowling alley and nightclub.
- The nature, days and hours of operation of the garden courtyard including public events and proposed erection of the temporary stretch tent.
- Hours and methodology for commercial deliveries.

Thereafter, the development shall operate wholly in accordance with the approved Management and Operating Plan.

Reason: To protect any nearby residents from noise disturbance from the operation of the development, noting that hours of operation formed part of the noise impact assessment assessed by Environmental Health.

07. Due to the archaeological sensitivity of the site, the development hereby approved shall not result in:

- The removal of the concrete surface between the current warehouse buildings and the street frontage, immediately below which archaeology has been shown to exist.
- Any excavations within the buildings deeper than the depth of the concrete surface.
- Any excavation of foundations for the new extensions to the rear of the buildings.
- Any new trenches dug for waste water or sewage; development shall utilise existing services.

Reason: To protect the archaeological importance of the site.

08. The biodiversity measures, shown in drawings L(20)102 Rev 3 and 2267RFB02 A, and described in the submitted Biodiversity form (dated 14 November 2023) shall be implemented in full no later than the first planting season following the development being first operated or brought into use. Thereafter, the biodiversity measures shall be retained throughout the lifetime of the development in accordance with the approved details unless otherwise agreed, in writing, by the Planning Authority.

Reason: To ensure biodiversity measures are implemented as required by National Planning Framework 4, Policy 3 'Biodiversity'.

09. No development shall commence on site until an appropriate design and finish of external housing for the air source heat pumps hereby approved, has been submitted to and agreed, in writing, by the Planning Authority. Development shall progress in accordance with the approved details. Thereafter, the approved housing shall be installed no later than six weeks after the installation date of the air source heat pump, and shall be retained in situ throughout the lifetime of the development.

Reason: To ensure the screening of incongruous plant on the exterior of the listed building, to safeguard the character and qualities of the listed building and its setting, and to preserve the character and appearance of the conservation area.

10. No development shall commence until a Construction Method Statement has been submitted to and approved, in writing, by the Planning Authority in consultation with Roads Services. The Statement shall include the following:

- Number, frequency, weights and lengths of construction-related vehicles.
- The parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- The erection and maintenance of security hoarding.
- Location and nature of temporary site welfare facilities as required.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: In order to ensure that the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.

11. No development shall commence until samples of the specification and colours (with RAL colour specified where applicable) of all external materials to be used in the development hereby approved have been submitted to and approved, in writing, by the Planning Authority. This shall include:

- Sheet pile steel.
- Corrugated sheet cladding.
- Timber cladding.
- Doors and windows (including glazing bead profile and no trickle ventilation).
- Standing seam.
- Gates.
- Metal mesh.
- Stretch tent.

Thereafter, the development shall be completed wholly in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development.

12. Hours of work during the construction of the development hereby approved, involving the use of machinery and powered tools, or any other operation, for example hammering, that would generate noise audible beyond the boundary of the site, shall be restricted to 07:30 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays and not at all on Sundays or the Christmas or New Year Public Holidays unless otherwise agreed, in writing, with the Planning Authority. There shall be no burning of materials on site.

Reason: In the interest of the residential amenity of the area and in order to reduce any possible nuisance arising to nearby residents during the construction of this development.