

BOROUGH OF LUTON

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER
2010**

PLANNING PERMISSION NOTICE

Name and Address of Agent (if any):

Ms Eleanor Lomas - GL Hearn
Vantage Point
2 Hardman Street
Manchester
M3 3HF

Name and Address of Applicant:

LLAL
Hart House Business Centre
Kimpton Road
Luton
LU2 0LA

Date of Application: 15th December 2017 **Application No:** 17/02300/EIA

PARTICULARS AND LOCATION OF DEVELOPMENT:

1) Outline permission for a new business park comprising office space (Class B1), warehouse and industrial space (Class B2 and B8), mixed employment space (Class B1/B2/B8), a hotel (Class C1), cafe space (Class A3); energy centre (sui generis), internal access roads; car parking, landscaping and associated works including earthworks, utility diversions, sustainable drainage systems, tree removal and tree protection; and relocation of the airport car hire centre.

2) Full permission for the construction of a 2km Century Park Access Road incorporating a new junction on the A1081, alterations to the existing Airport Way roundabout, alterations to Frank Lester Way, a newly created access from Eaton Green Road, a new roundabout providing access into the business park, demolition of buildings, provision of replacement car parking (temporary and permanent), associated earthworks, landscaping, surface water drainage and utilities diversions; the creation of new public open space including footpaths, landscaping and ecological mitigation; extension and alterations to Wigmore pavilion building to provide cafe (Class A3) and additional community space; construction of a new skate park and children's play area; and construction of a replacement airport technical services building and associated parking.

Airport Way - Century Park, Luton, Bedfordshire,

The proposal is in conformity with Policy(ies) LLP1, LLP2, LLP3, LLP6, LLP13, LLP14, LLP25, LLP27, LLP28, LLP29, LLP30, LLP31, LLP32, LLP34, LLP36, LLP37, LLP38, LLP39, of the Luton Local Plan. Therefore, in pursuance of their powers under the Town and Country Planning Act 1990, the Council of the



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See Notes for Applicants Attached.

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Continuation (Forming part of Application No: 17/02300/EIA)

Borough of Luton HEREBY GRANT CONSENT for the development described above in accordance with the details given in the application numbered above, subject to the following condition(s):-

General conditions

- 1 The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
- 1 *Reason: To limit the duration of the permission in accordance with the provisions of Sections 91-96 of the Town and Country Planning Act, 1990.*
- 2 Applications for approval of the access, appearance, landscaping, layout and scale (herein after called the "reserved matters") for the first phase of the outline development hereby permitted shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Thereafter, applications for approval of all reserved matters relating to subsequent phases of the development shall be made to the Local Planning Authority before the expiration of two years from the date of approval of the last of the reserved matters of the preceding phase.
- 2 *Reason: To ensure a satisfactory standard of development in accordance with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 3 Full details and particulars of the reserved matters referred to in condition 02 above shall be submitted to and approved in writing by the Local Planning Authority before any development of the outline element of the scheme is commenced (phases 2, 3 or 4).
- 3 *Reason: To ensure a satisfactory standard of development in accordance with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 4 The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and documents listed in Appendix 2, or as shall have been otherwise approved in writing by the Local Planning Authority.
- 4 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP2, LLP6, LLP13, LLP14, LLP31, LLP32, LLP36, LLP37 and*



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LLP38 of the Luton Local Plan 2011-2031 (November 2017) and the aims and objectives of the NPPF.

- 5 The development hereby permitted shall be limited to the following:
- 29,400sqm B1(a) office floorspace;
 - 13,000sqm flexible office/industrial floorspace;
 - 11,700sqm B2 general industrial and B8 storage;
 - 2,950sqm Technical Services Building;
 - 685sqm sui generis use comprising two buildings, one an energy centre and the other a recycling centre;
 - 7,200sqm (145 bedroom) hotel;
 - 225sqm ancillary retail;
 - Between 3,200 and 3,500 car parking spaces within New Century Park, the extended long stay car park and the relocated car hire facility in the Central Terminal Area;
 - New and enhanced park (including refurbished Pavilion Building, children's play areas, skate park, parkland, footpaths, ancillary park furniture, orchard, woodland and shrub planting, and habitats); and
 - Associated access, highways, structures (including bridge, retaining walls and embankments), public realm, landscaping and ancillary works.
- 5 *Reason: To ensure the development is carried out in accordance with the planning permission and to ensure that any development that is carried out is that which has been assessed. To accord with the objectives of Policies LLP1, LLP25 and LLP31 of the Luton Local Plan 2011-2031 (November 2017).*

Archaeology condition

- 6 No development shall take place until a written scheme of heritage asset resource management (SHARM) has been submitted to and approved in writing by the Local Planning Authority. The SHARM shall include provision for preservation and management in situ (where possible); archaeological investigation and recording and an outline strategy for post excavation analysis and publication. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.
- 6 *Reason: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be*



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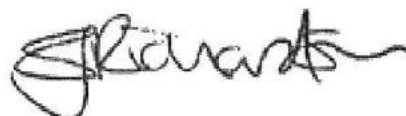
contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets affected by development before they are lost (wholly or in part) and Policy LLP30 of the Luton Local Plan 2011-2031 (November 2017).

Demolition/construction conditions

- 7 No development shall commence until a detailed Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
- a) The construction programme and phasing;
 - b) Hours of operation, delivery and storage of materials;
 - c) Details of any highway works necessary to enable construction to take place;
 - d) Parking and loading arrangements;
 - e) Details of piling operations and mitigation measures to be employed (including the acoustic screen adjacent to the Holiday Inn);
 - f) Details of hoarding;
 - g) Traffic Management Plan to reduce congestion (including route signage and travel demand management);
 - h) Materials Management Plan (to include topsoil removal, storage and re-use);
 - i) Provision of a Dust Management Plan (including control of dust during demolition, construction, earthworks and the control of dust and dirt on the public highway);
 - j) Details of consultation and complaint management with local businesses and neighbours;
 - k) Site Waste Management Plan;
 - l) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour.

The development shall be carried out in accordance with the Construction Environmental Management Plan as approved.

- 7 *Reason: To enable the Local Planning Authority to exercise proper control over the development proposed, in the interests of securing a satisfactory standard of work and of highway safety and the control of environmental impacts. To accord with the objectives of Policies LLP1, LLP25, LLP31 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and to ensure the M1 Motorway continues to serve its purpose as part of a national system in accordance with section 10 of the Highways Act 1980.*



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- 8 No impact piling shall commence until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to control noise and measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 8 *Reason: To ensure adequate safeguards are taken during construction of the development, having regard to existing ground conditions, and to prevent pollution of the water environment and risk to other receptors. To accord with the objectives of Policies LLP1, LLP36 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*

Air quality conditions

- 9 No development shall commence until a scheme of air quality mitigation measures has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to the first occupation of any buildings.
- 9 *Reason: To prevent pollution of the environment and protect local air quality. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*
- 10 No development within Phase 3 or Phase 4 (as shown on drawing 089916_050_40 RevPL02) shall commence until a suitable Air Quality Assessment has been undertaken, submitted to and approved in writing by the Local Planning Authority to address the inclusion of any combined Heat and Power plant or similar installations. The assessment shall be undertaken in line with all current relevant guidance and standards. The report shall identify suitable measures to mitigate the impacts to any sensitive receptors identified. The development shall be carried out in accordance with any approved plant or mitigation.
- 10 *Reason: To prevent pollution of the environment and protect local air quality. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*

Unexploded ordnance condition



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- 11 No development shall commence until an Unexploded Ordnance (UXO) site safety and emergency procedures plan has been submitted to and approved in writing by the Local Planning Authority.

The Development shall only be carried out in accordance with the approved UXO site safety and emergency procedures plan.

- 11 *Reason: To reduce risk from Unexploded Ordnance to an acceptable level, as the site lies within an area that has been identified as being at potential risk from buried explosive ordnance due to wartime bombing.*

Contamination/remediation conditions

- 12 No phase of development shall commence until a remediation strategy to deal with the risks associated with contamination of the site for that phase has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
1. A preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors considering both the current condition and proposed future usage of the site; and
 - iv. potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors (current and future) that may be affected, including those off site. This must include a detailed hydrogeological risk assessment using site specific groundwater level and quality data to assess risks to controlled waters considering the current site conditions and the anticipated conditions post development. In addition, the hydrogeological risk assessment must assess the potential for leachate mobilisation / expulsion caused by disturbance and changes in loading in the historical Eaton Green landfill area that may occur as a result of the development.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are



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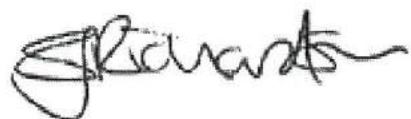
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complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

- 12 *Reason: The proposed development overlies land that has been historically utilised for potentially contaminative land uses. This condition is required to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with and in order to protect human health. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and paragraph 170 of the NPPF.*
- 13 Before each phase of development is brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy for that phase, and the effectiveness of the remediation, shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 13 *Reason: The proposed development overlies land that has been historically utilised for potentially contaminative land uses that may have resulted in soil and or groundwater contamination. Where such contamination is identified to present an unacceptable risk to groundwater within the context of the conceptual site model (CSM), controlled waters risk assessment, remediation strategy and verification plan, a verification report is required to demonstrate the remediation of the site has been successful and that residual contamination at the site no longer presents a risk to controlled waters. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and paragraph 170 of the NPPF.*
- 14 The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.



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- 14 *Reason: The Addendum to the Environmental Statement (GL Hearn Ltd, August 2018) submitted in support of this application indicates that groundwater beneath the proposed development site is already impacted with contaminants associated with the historical usage of the site. The groundwater monitoring and maintenance programme will provide data to demonstrate that no further deterioration of groundwater quality beneath the site has occurred as a result of the proposed development. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*
- 15 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 15 *Reason: No site investigation can completely characterise a site and contamination may exist or in areas where contamination was not expected and therefore not included in the original remediation proposals. To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and paragraph 170 of the NPPF.*
- 16 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 16 *Reason: The previous use of part of the proposed development site as a landfill receiving mixed inert, industrial, commercial and domestic wastes presents a high risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS) leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal aquifer. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*
- 17 Piling and other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority with details to be submitted to and approved in writing by the Local



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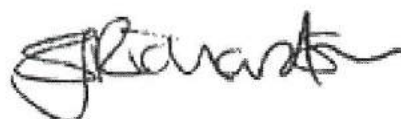
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- Planning Authority (including details of a piling risk assessment to detail steps to prevent overlying contaminated materials from impacting the chalk aquifer). The development shall be carried out in accordance with the approved details.
- 17 *Reason: Piling using penetrative methods can result in risks to groundwater from by introducing pollutants / turbidity, mobilising contamination, drilling through different aquifers and creating preferential pathways. Groundwater is particularly sensitive in this location because the proposed development site is located upon a Principal aquifer. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and with paragraph 170 of the NPPF.*
- 18 A scheme for managing any redundant boreholes, shafts, tunnels and adits, including boreholes installed for the investigation of soils, groundwater or geotechnical purposes, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes, tunnels, shafts and adits are to be decommissioned and how any boreholes that need to be retained, post development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to of each phase of development.
- 18 *Reason: To ensure that redundant boreholes, shafts, tunnels and adits are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework and Position Statement A8 of the Environment Agency's Groundwater Protection: Principles and Practice. If these ground penetrations are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is located upon a Principal aquifer. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*

Drainage conditions

- 19 Before each phase of the development commences, a detailed surface water drainage design for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The design should include a maintenance and management schedule for the lifetime of the development.



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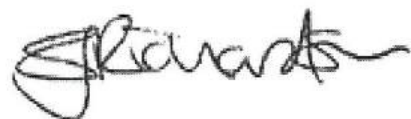
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The surface water scheme should be generally in accordance with the submitted flood risk assessment and drainage strategy with subsequent amendments and associated drawings as follows: New Century Park, Luton Flood Risk Assessment by Pell Frischmann, dated Dec 2017; London Luton Airport Century Park Access Road and New Century Park Drainage Strategy by Pell Frischmann, dated Dec 2017; Century Park Access Road Proposed Drainage Layout KQ30131H146 and KQ30131H147, Wigmore Valley Park Drainage Layout 083075 CA 0 GF DR CE 001 P02; New Century Park Outline Drainage Strategy Revised surface water layout KQ30131H182, Revision P4; Wigmore Valley Skate park Surface Drainage Plan WGMR-DLP01; Addendum to Century Park Access Road and New Century Park Drainage Strategy, August 2018; New Century Park, Luton Addendum to Flood Risk Assessment, RE30131/V006/P4A, July 2018.

The surface water drainage scheme shall be implemented in accordance with the approved design before occupation of that phase.

- 19 *Reason: To prevent an increased risk of flooding and surface water pollution; to improve and protect water quality, improve habitat and amenity and to accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and the NPPF.*
- 20 Before each phase of the development is brought into use, a set of 'as built' drawings of the above drainage scheme together with a written statement by a suitably qualified person should be submitted to the Local Planning Authority, confirming that the scheme operates as designed.
- 20 *Reason: To prevent an increased risk of flooding and surface water pollution; to improve and protect water quality, improve habitat and amenity and to accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017) and the National Planning Policy Framework (NPPF).*
- 21 No phase of the development shall be occupied until confirmation has been provided that either:- all wastewater network upgrades required to accommodate the additional flows from that phase of the development have been completed; or - a commercial buildings and infrastructure phasing plan has been agreed with the Local Planning Authority (in consultation with Thames Water) to allow additional buildings to be occupied. Where a commercial buildings and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed commercial buildings and infrastructure phasing plan.



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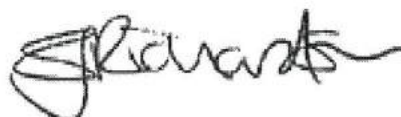
- 21 *Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any network reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents. To accord with the objectives of Policies LLP1 and LLP38 of the Luton Local Plan 2011-2031 (November 2017)*

Noise conditions

- 22 Noise emitted from any fixed plant on site shall be at least 10dB lower than the existing background noise level as measured at the nearest noise sensitive location outside the site and the measurement should be made in accordance with BS4142:1997.
- 22 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP25 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*
- 23 No development shall commence until details of the acoustic screen associated with the proposed New Century Park Access Road to the west of the Holiday Inn hotel (illustrated on drawing D-Q30131-H-0101 have been submitted to and approved in writing by the Local Planning Authority. Such details shall include acoustic reduction properties, height, materials and colour. The scheme shall be implemented in accordance with the approved plans and thereafter permanently retained and maintained.
- 23 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP25 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*

Design and sustainability conditions

- 24 Details of a Design Code for the light industrial quarter (Phase 2), the office quarter and the hybrid quarter (both Phase 3), as shown on drawing 089916_050_01 RevPL02, shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the details reserved for subsequent approval for each phase. The Code shall identify all details to maximise the quality and legibility of the spaces, to help reinforce local character and accessibility, the details should ensure that these areas would



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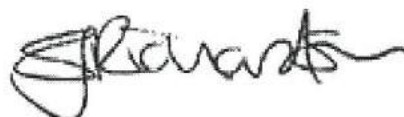
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be high quality. The construction of the proposed development shall then be carried out in accordance with the details set out within the approved Design Code.

- 24 *Reason: In order that the Local Planning Authority may be satisfied as to the details of the development relating to appearance in the interest of the visual amenity of the area and having regard to the site's sensitive location. To accord with the objectives of Policies LLP1, LLP25 and LLP30 of the Luton Local Plan 2011-2031 (November 2017).*
- 25 No above ground works associated with the New Century Park access road shall take place until details of all structures (including embankments, retaining walls, bridges, fences and walls) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 25 *Reason: In order that the Local Planning Authority may be satisfied as to the details of the development relating to appearance in the interest of the visual amenity of the area and having regard to the site's sensitive location. To accord with the objectives of Policies LLP1, LLP25 and LLP30 of the Luton Local Plan 2011-2031 (November 2017).*
- 26 No above ground works within a phase of the development shall take place until a detailed scheme of feasible on-site sustainability measures covering:
- (a) The sourcing of materials to be used in the construction of and fitting out of the buildings (involving reuse, recycling and other sustainable sourcing);
 - (b) Certification that the hotel, industrial units and offices would achieve a BREEAM Very Good rating and that the Technical Services Building would achieve at least a BREEAM Good rating;
 - (c) The use of passive ventilation and other passive measures;
 - (d) Reducing carbon emissions from the total energy needs (heating, cooling and power) by 25% from the 2010 Part L Building Regulations Standards for the overall outline phases (including from the on-site generation of renewable energy);
 - (e) Details of arrangements to allow future connection to a centralised energy centre either on the site or in the locality (district heating network); and
 - (f) Rainwater harvesting



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has been submitted for each phase and approved in writing by the Local Planning Authority. The scheme as approved for each phase shall be implemented prior to occupation of that phase unless otherwise approved in writing by the Local Planning Authority and retained and maintained thereafter.

- (g) Within 3 months of first use of the buildings a BREEAM Post Construction Certificate for the relevant buildings, issued by the BRE or equivalent licensing organisation, must be submitted to the Local Planning Authority to demonstrate that BREEAM targets in (b) above have been achieved. All the measures integrated shall be retained for as long as the development is in existence.

- 26 *Reason: To prevent an unsatisfactory form of permanent development. To accord with the objectives of Policies LLP1, LLP25 and LLP37 of the Luton Local Plan 2011-2031 (November 2017).*
- 27 No above ground works within a phase of the development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, giving details of how the buildings, open spaces and car parking address 'Secured by Design' principles. Each phase of the development shall be carried out in full accordance with the approved details and maintained thereafter.
- 27 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 28 No above ground works within a phase of the development shall take place until an external lighting strategy and details of CCTV for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. Lighting and CCTV for each phase shall be completed in accordance with the approved strategy for each phase prior to occupation of that phase, and shall be maintained in accordance with the approved details permanently thereafter.
- 28 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP25 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*



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- 29 No above ground works within a phase of the development shall take place until details of the arrangements for storage and collection of refuse and recycling for the approved buildings and uses, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation of each phase, and shall be maintained permanently thereafter.
- 29 *Reason: To ensure adequate provision is made for storage and management of refuse and recycling, and to ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP25 and LLP38 of the Luton Local Plan 2011-2031 (November 2017).*

Landscaping and tree conditions

- 30 Before any building or engineering works within a phase are commenced on site the existing trees, shrubs and/or hedges to be retained shall be safeguarded against damage or injury by the erection of fencing or other suitable protection at a distance of not less than 2 metres from the tree trunk(s) or shrubs or hedging, and no plant, materials or other objects shall be stored or placed against any of the trees, shrubs or hedges. The protection measures referred to above shall be maintained during the whole period of site excavation and construction.
- 30 *Reason: To safeguard the existing trees, shrubs and/or hedges on the site. To accord with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 31 The Wigmore Valley Park landscaping shown on the approved drawings (series WVP-CAP-DR-L-101 to WVP-CAP-DR-L-109) shall be undertaken within the first planting season following commencement of development and shall incorporate the tree, hedgerow, groundcover and grassland species and quantities set out in the submitted Planting Schedule and Specification (ref; WVP-CAP-DR-L-210).

If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.



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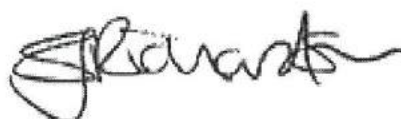
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- 31 *Reason: To enable the Local Planning Authority to monitor the implementation of the approved landscaping scheme. To accord with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 32 The landscaping reserved matter for each phase (referred to in condition 02) shall include full details of all hard surfaces, grassed areas, tree and shrub plantings and the proposed times of planting. The landscaping scheme approved for a phase shall be carried out by a date not later than the end of the full planting season immediately following the completion of building operations within that phase. If within a period of five years from the initial date of planting of any tree or shrub, any such plant is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 32 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*
- 33 A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for each phase of the areas covered by the outline permission for all hard and soft landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above ground works in that phase. The maintenance schedule shall be for a minimum period of ten years (for each phase) and include details of the arrangements for its implementation. The landscape management plan shall be carried out as approved.
- 33 *Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1 and LLP25 of the Luton Local Plan 2011-2031 (November 2017).*

Transport and parking conditions

- 34 No above ground works within a phase of the development shall take place until details of cycle parking in accordance with the Local Plan cycle parking standards for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be



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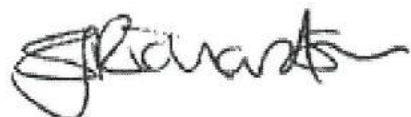
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implemented prior to occupation of buildings within that phase and maintained in perpetuity afterwards.

- 34 *Reason: To maximise cycling as a mode of travel to the site. To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. To accord with the objectives of Policies LLP1, LLP25 and LLP32 of the Luton Local Plan 2011-2031 (November 2017).*
- 35 No occupation of any phase of the development shall commence until details of parking in accordance with the Local Plan parking standards for that phase has been submitted to and approved in writing by the Local Planning Authority. Parking shall be provided in accordance with the approved details prior to the first use of the approved phase, with these facilities to be permanently maintained thereafter.
- 35 *Reason: To avoid the creation of traffic congestion on the highway in the interests of safety and convenience of pedestrians and other road users. To accord with the objectives of Policies LLP1, LLP2 and LLP31 of the Luton Local Plan 2011-2031 (November 2017).*
- 36 No phase of the development shall be brought into use until a Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be broadly in line with the Framework Travel Plan prepared by Pell Frischmann (December 2017) and shall be in line with the prevailing policy and best practice and shall include as a minimum:
- The identification of targets for trip reduction and modal shift;
 - The methods to be employed to meet these targets;
 - The mechanisms for monitoring and review;
 - The mechanisms for reporting;
 - The penalties to be applied in the event that the targets are not met;
 - The mechanisms for mitigation;
 - Implementation of the Travel Plan to an agreed timetable and its operation thereafter; and
 - Mechanisms to secure variations to the Travel Plan following monitoring and review.

The Travel Plan shall be implemented as approved before occupation of the development.



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- 36 *Reason: To avoid the creation of traffic congestion on the highway in the interest of safety and convenience of pedestrians and other road users. To accord with the objective of Policies LLP31 and LLP32 of the Luton Local Plan 2011-2031 (November 2017).*
- 37 No part of phase 3 or 4 (as shown on drawing 089916_050_40 RevPL02) shall be occupied until the New Century Park access road and the link to Eaton Green Road have been completed and are ready for use. The link road between the New Century Park access road and Eaton Green Road shall not be provided and available for use in advance of the completion and opening of the New Century Park access road.
- 37 *Reason: To avoid the creation of traffic congestion on the highway in the interest of safety and convenience of pedestrians and other road users. To accord with the objective of Policies LLP31 and LLP32 of the Luton Local Plan 2011-2031 (November 2017).*
- 38 No buildings within the Office Quarter, the Hybrid/Industrial Quarter or the Hotel, identified on drawing 089916_050_01 RevPL02 (proposed illustrative masterplan), are to be occupied until such time as the effects of traffic generated by such development and any identified relevant mitigation measures have been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority and Highways England). The mitigation measures shall be carried out in accordance with the approved scheme.
- 38 *Reason: To ensure the M1 Motorway continues to serve its purpose as part of a national system of routes for through traffic, to satisfy the reasonable requirements of road safety on the M1 Motorway and connecting roads in accordance with section 10 of the Highways Act 1980.*

INFORMATIVES :-

- 1 The proposed strategy incorporates sustainable urban drainage systems (SUDs) in the form of infiltrative drainage for parts of the site. Where there is a risk of hydrocarbons being present in surface water, run off appropriate pollution prevention techniques should be incorporated. The drainage strategy refers to by-pass separators which would be effective as long as they are maintained and do not allow cleaning detergents (e.g. from car washes) into them. This reduces the separators ability to remove the oil from the water. There should be no infiltrative drainage in the former landfill area due to the



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risk of mobilising contaminants within the landfill body. The siting of soakaways should also be mindful of the presence of clay with flints at the site as the low permeability of this strata is not suitable for infiltrative drainage.



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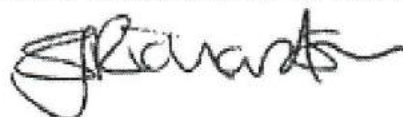
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The plans/documents which are the subject of this decision can be viewed on the on-line planning system at www.eplan.luton.gov.uk by entering 17/02300/EIA into the application search. Please note that the numbers given here are used so that the Document number and number on the decision notice are compatible. They are not the plan numbers on the drawings themselves used by the Applicant/Agent. The documents are viewable on the "Documents" tab and comprise the following Luton Borough Council numbers:-

PLANS

Century Park Access Road plans:

Car Parking Strategy Properties Demolished And Lost KQ30131H120 Rev9
Car Parking Strategy Properties Demolished And Lost KQ30131H120A Rev9
Car Parking Strategy Properties Demolished And Lost KQ30131H121 Rev8
Car Parking Strategy Areas Affected KQ30131H121A Rev8
Parking Strategy Reprovision (1 of 2) KQ30131H122 Rev9
Parking Strategy Reprovision (2 of 2) KQ30131H123 Rev8
CPAR Scheme Layout KQ30131H141 Rev6
New Airport Way Layout KQ30131H142 Rev2
CPAR Highway General Arrangement Sheet 0 - 350M KQ30131H148 Rev3
CPAR Highway General Arrangement Sheet 350 - 700M KQ30131H149 Rev2
CPAR Highway General Arrangement Sheet 700 - 1050M KQ30131H150 Rev4
CPAR Highway General Arrangement Sheet 1050 - 1400M Rev3
CPAR Highway General Arrangement Sheet 1400 - 1750M KQ30131H152 Rev2
CPAR Highway General Arrangement Sheet 1750 - 1950M KQ30131H153 Rev2
CPAR highway general arrangement (new century park) sheet 1 of 5 KQ30131H153A Rev3
CPAR highway general arrangement (new century park) sheet 2 of 5 KQ30131H154 Rev2 (outline only)
CPAR highway general arrangement (new century park) sheet 3 of 5 KQ30131H155 Rev2
CPAR highway general arrangement (new century park) sheet 4 of 5 KQ30131H155A Rev2 (outline only)
CPAR highway general arrangement (new century park) sheet 5 of 5 KQ30131H156 Rev3
Typical Kerb Details KQ30131H157 Rev0
Tactile Paving Details KQ30131H159 Rev0
Carriageway & Footway Construction KQ30131H160 Rev0
Typical Cross Sections Main Carriageway Sheet 1 Of 6 KQ30131H164 Rev2
Typical Cross Sections Main Carriageway Sheet 2 Of 6 KQ30131H164A Rev0
Typical Cross Sections Main Carriageway Sheet 3 Of 6 KQ30131H164B Rev0
Typical Cross Sections Main Carriageway Sheet 4 Of 6 KQ30131H164C Rev0
Typical Cross Sections Main Carriageway Sheet 5 Of 6 KQ30131H164D Rev0



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Typical Cross Sections Main Carriageway Sheet 6 Of 6 KQ30131H164E Rev0

Frank Lester Way GA Plan KQ30131H166 Rev0

Airport Way Typical Cross Section KQ30131H167 Rev2

Eaton Green Road GA Plan KQ30131H168 Rev3

**CPAR Construction Compound Locations And Site Access Points
KQ30131H169 Rev3**

Car Park Plots Standard details KQ30131H210 Rev0

Individual plot detail - Plot A KQ30131H211 Rev0

Individual plot detail - Plot B KQ30131H212 Rev0

Individual plot detail - Plot B -ext KQ30131H213 Rev0

Individual plot detail - Plot C KQ30131H214 Rev0

Individual plot detail - Plot D KQ30131H215 Rev0

Individual plot detail - Plot E KQ30131H216 Rev0

Individual plot detail - Plot F KQ30131H217 Rev0

Individual plot detail - Plot G KQ30131H218 Rev0

Individual plot detail - Plot H KQ30131H219 Rev0

Individual plot detail - Plot I KQ30131H220 Rev0

Individual plot detail - Plot J KQ30131H221 Rev0

Individual plot detail - Plot L KQ30131H223 Rev0

Individual plot detail - Plot M & N KQ30131H224 Rev0

Individual plot detail - Plot P KQ30131H226 Rev0

Temporary Parking - T1-T9 KQ30131H227 Rev0

Temporary Parking plot detail Plot H, J and P KQ30131H228 Rev0

Car Park Phasing - West Of Frank Lester Way - Existing KQ30131H229 Rev0

Car Park Phasing - West Of Frank Lester Way - Proposed KQ30131H230 Rev0

Car Park Phasing - East Of Frank Lester Way - Existing KQ30131H231 Rev0

Car Park Phasing - East Of Frank Lester Way - Proposed KQ30131H232 Rev0

Car Park Phasing - East Of Frank Lester Way - Temporary KQ30131H233 Rev0

Car Park Phasing - West Of Frank Lester Way - Temporary KQ30131H234 Rev0

Individual plot detail - Plot Q KQ30131H236 Rev0

Individual plot detail - Plot R KQ30131H237 Rev0

CPAR Bridge Structure General Layout D30131 H0101 Rev0

Retaining Structure 3 General Arrangement DQ30131 G019 Rev0

Retaining Structure 4 General Arrangement DQ30131 G020 Rev0

Retaining Structure 2 General Arrangement DQ30131s022 Rev0

Retaining Structure 1 General Arrangement DQ30131 G016 Rev0

Lighting plans:

Preliminary street lighting layout (1 of 11) DQ30131H01-1300-001 Rev8

Preliminary street lighting layout (2 of 11) DQ30131H01-1300-002 Rev8

Preliminary street lighting layout (3 of 11) DQ30131H01-1300-003 Rev8

Preliminary street lighting layout (4 of 11) DQ30131H01-1300-004 Rev8



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Preliminary street lighting layout (5 of 11) DQ30131H01-1300-005 Rev8
Preliminary street lighting layout (6 of 11) DQ30131H01-1300-006 Rev8
Preliminary street lighting layout (7 of 11) DQ30131H01-1300-007 Rev8
Preliminary street lighting layout (8 of 11) DQ30131H01-1300-008 Rev8
Preliminary street lighting layout 9 of 11) DQ30131H01-1300-009 Rev8
Preliminary street lighting layout (10 of 11) DQ30131H01-1300-010 Rev8
Preliminary street lighting layout (11 of 11) DQ30131H01-1300-011 Rev8

Drainage plans:

Typical Drainage Details (1 of 3) KQ30131H161 Rev0
Typical Drainage Details (2 of 3) KQ30131H162 Rev0
Typical Drainage Details (3 of 3) KQ30131H163 O Rev0
Proposed CPAR Drainage Layout (sheet 1 of 2) KQ30131H146 Rev4
Proposed CPAR Drainage Layout (sheet 2 of 2) KQ30131H147 Rev4
Play and Skate Park Drainage Layout 083075-CA-0-GF-DR-CE-001-RevP02

New Century Park plans:


Proposed Illustrative Masterplan 089916_050_01 RevPL02
Indicative Phasing Plan 089916_050_40 RevPL02
Proposed Building Types 089916_050_10 RevPL2
Proposed Building Heights 089916_050_20 RevPL2
Proposed Land Take 089916_050_30 Rev PL2
Building Use Parameters Plan 089916_050_60 RevPL2
Building Heights Parameters Plan 089916_050_70 RevPL2
Relocated Car Hire Centre Option 2 Rev0

Technical Service Building plans:

Proposed Site Layout 089916-050-102 Rev0
Proposed Ground Floor Plan 089916-050-103 Rev0
Proposed First Floor Plan 089916-050-104 Rev0
Proposed Roof Plan 089916-050-105 Rev0
Proposed Sections 089916-050-106 Rev0
Proposed Elevations 089916-050-107 Rev0

Wigmore Valley Park plans:

Existing Pavilion Plan 02910-FA-00-00-DR-A-10P02 Rev0
Proposed Pavilion Plan 02910-FA-00-00-DR-A-10P03 Rev0
Proposed Contour Plan ACAD Export-KOMPAN 083075-CA-0-00-DSP-CE-401-P00 Rev0
Wigmore-Valley-Park-Surfacing-Groundworks PLAY_PARK_Scheme_G.W IN-SITU Rev0



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Wigmore-Valley-Park-Finalised-Drawing-July18 PLAY_PARK_Scheme Isolated View Rev0

Wigmore-Valley-Park-Finalised-Drawing-July18-In-Situ PLAY_PARK_Scheme IN-SITU Rev0

Technical-Plan-Wigmore-Valley-Park PLAY_PARK_Scheme_T.D. Rev0

Mound Area - Sketches & Photos PLAY_PARK_Scheme M.A Rev0

Wigmore-Valley-Park-Toddler-Foundation-Plan-July18

PLAY_PARK_Scheme_T.F.P Rev0

Wigmore-Valley-Park-Junior-Foundation-Plan-July18

PLAY_PARK_Scheme_J.F.P. Rev0

Surface Drainage Plan WGMR-DLP01 RevA

Existing Site Conditions WGMR-ESC01 RevA

General Arrangement Plan WGMR-GAP01 RevA

Setting Out Plan WGMR-SOP01 RevA

Landscaping plans:

Detailed Landscaping Masterplan (1 of 9) WVP-CAP-DR-L-101 T5 Rev5

Detailed Landscaping Masterplan (2 of 9) WVP-CAP-DR-L-102 T3 Rev3

Detailed Landscaping Masterplan (3 of 9) WVP-CAP-DR-L-103 T4 Rev4

Detailed Landscaping Masterplan (4 of 9) WVP-CAP-DR-L-104 T3 Rev3

Detailed Landscaping Masterplan (5 of 9) WVP-CAP-DR-L-105 T3 Rev3

Detailed Landscaping Masterplan (6 of 9) WVP-CAP-DR-L-106 T3 Rev3

Detailed Landscaping Masterplan (7 of 9) WVP-CAP-DR-L-107 T3 Rev3

Detailed Landscaping Masterplan (8 of 9) WVP-CAP-DR-L-108 T3 Rev3

Detailed Landscaping Masterplan (9 of 9) WVP-CAP-DR-L-109 T3 Rev3

Landscape Mitigation Plan CS/083075_L_020 RevD

Landscape Masterplan (1 of 5) CS/083075-L-21 RevC

Landscape Masterplan (2 of 5) CS/083075-L-22 RevC

Landscape Masterplan (3 of 5) CS/083075-L-23 RevC

Landscape Masterplan (4 of 5) CS/083075-L-24 RevD

Landscape Masterplan (5 of 5) CS/083075-L-25 RevD

Soft Landscape Plan Key Plan WVP-CAP-DT-L-200 Rev0

Soft Landscape Plan 1 of 9 WVP-CAP-DT-L-201 Rev0

Soft Landscape Plan 2 of 9 WVP-CAP-DT-L-202 Rev0

Soft Landscape Plan 3 of 9 WVP-CAP-DT-L-203 Rev0

Soft Landscape Plan 4 of 9 WVP-CAP-DT-L-204 Rev0

Soft Landscape Plan 5 of 9 WVP-CAP-DT-L-205 Rev0

Soft Landscape Plan 6 of 9 WVP-CAP-DT-L-206 Rev0

Soft Landscape Plan 7 of 9 WVP-CAP-DT-L-207 Rev0

Soft Landscape Plan 8 of 9 WVP-CAP-DT-L-208 Rev0

Soft Landscape Plan 9 of 9 WVP-CAP-DT-L-209 Rev0

Planting Schedule & Specification Notes WVP-CAP-DR-L-210 Rev0



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DOCUMENTS

Arboricultural Survey (Perimeter Road) ref: RE3013V002B (dated May 2016);
Extended Arboricultural Survey (Enterprise Zone) ref: RE3013V003A (dated September 2016);
BREEAM (Hotel) Design Strategy and Pre-Assessment Report ref CS/089916-06 Rev01 (dated November 2017);
BREEAM (Industrial Units) Design Strategy and Pre-Assessment Report ref CS/089916-06 Rev01 (dated November 2017);
BREEAM (Offices) Design Strategy and Pre-Assessment Report ref CS/089916-06 Rev01 (dated November 2017);
BREEAM (Technical Services Building) Design Strategy- Pre-Assessment Report ref CS/089917-05CAP-Z1-XX-RP-ES-P2 (dated November 2017);
Consultation Statement (dated 13 December 2017)
Consultation Statement Addendum (received 15 August 2018)
Design and Access Statement ref: CS_089916 RevPL02 (dated July 2018)
Drainage Strategy (CPAR and NCP) RevP3 (dated December 2017)
Addendum to Drainage Strategy (CPAR and NCP) (dated August 2018)
Wigmore Valley Park Drainage Strategy ref: CS-08305 Rev R03 (dated 8 June 2018)
Flood Risk Assessment ref: RE30131/V006/P3 (dated December 2017)
Addendum to Flood Risk Assessment ref: RE30131/V006/P4A (dated July 2018)
Framework Travel Plan ref: Q30131/TP/R01 (dated December 2017)
Lighting Strategy ref: RQ30131H015-4 (dated June 2018)
Planning Statement (dated December 2017)
Planning Statement Addendum (dated August 2018)
Outline Site Waste Management Plan ref RQ30131/H050-3 (dated December 2017)
Car Parking Strategy ref: Rq30131H013-9 Rev 10 (dated July 2018)
Transport Assessment ref Q30131/TA/R02 (dated December 2017)
Supplementary Transport Assessment ref: Q30131/STA/R01B (dated June 2018)
Hard and Soft Landscape Material Palettes RevA (dated August 2018)
Landscape Mark-ups SK-002-180703 RevA (received 15 August 2018)
Landscape Management Plan ref: 083075-L-RP01 RevA (revised 18 July 2018)
Amenity Grass Maintenance Informal Soft Play Area ref TOHA/18/3101/TW (dated 31 January 2018)



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Updated Environmental Statement Volume 1: Non-Technical Summary (dated August 2018)

Updated Environmental Statement Volume 2: Technical Chapters (dated August 2018)

Environmental Statement (Volume 3): Technical Appendices (dated December 2017) with additional technical chapters provided on 14 August 2018 as follows:

- INT1 - LBC Scoping Opinion
- INT2 - LBC Letter, Advice Note and Regulation 22)
- INT3 – Reg 22 Responses
- INT4 – Stakeholder Comments & Responses
- ECO14 - Barn Owls
- ECO15 - Great Crested Newts
- AQT5 - Energy Plant Specification
- AQT6 - Construction Mitigation
- ARC1 – Revised Geophysical Report
- ARC3 - Correspondence
- GCC7 - Construction Effects Input

1.1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice or for certain applications from 01.10.13, within the following timescales:-

- a) within 28 days of the date of this notice for a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [see reference above]
- b) within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier if an enforcement notice is served relating to the same or substantially the same land and development as in your application
- c) within 12 weeks of the date of this notice for a decision to refuse planning permission for a householder application or for a minor commercial application
- d) within 8 weeks of the date of receipt of this notice for a decision to refuse express consent for the display of an advertisement

If you want to appeal against your local planning authority's decision then you must do so.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances



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which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- 1.2** If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he/she may serve on the Common Council, or on the Council of the District in which the land is situated as the case may be, a purchase notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- 1.3** In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- 2. Where this notice conveys the grant of planning permission, approval of reserved matters or discharge of condition(s):-**

If the development involves the carrying out of works:-

- (i) for the demolition of a building listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as a building of special architectural or historic interest, or for its extension or alteration, or
- (ii) for the demolition of a building which is within a Conservation Area designated under Section 69 of the Act,

The work may not be carried out without Listed Building Consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Conservation Area Consent under Part 11 of the Act. A separate application must be made for this purpose.

Exceptions:

- (i) an excepted building within the meaning of Section 60 of the Act, or
- (ii) a building exempt by direction of the Secretary of State.



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Any person who fails to comply with the above provisions is committing an offence and may be prosecuted.

- 3. This permission or approval does not exempt you from complying with Building Regulations and General Statutory Provisions in force in the District and in particular does not override any public right of way which may exist.**
4. The LPA takes a positive and proactive approach to development proposals with the aim of delivering quality outcomes to the benefit of the applicant, the Council and the community at large by providing access to development plan policies, offering a pre-application advice service and where practicable and appropriate through engagement with applicants/agents during the application process in accordance with the requirements of paras.186 and 187 of the National Planning Policy Framework and the Town and Country Planning (Development Management Procedure) (England) Order 2010 Article 31 (as amended) and having regard to the policies of the development plan and other material considerations. In this instance the LPA has worked in a positive way by assessing the application in a prompt and reasonable manner to achieve an acceptable outcome subject to the imposition of appropriate conditions and for the reasons stated above and as set out in the Case Officers report.



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