

Notice of Decision



Ezra Watts,
AWW Architects
106 Weston Street, London
SE1 3QB

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 19/1164

Application Type: Full

Proposal: REPAIR AND RESTORATION OF NEWPORT TRANSPORTER BRIDGE, DEMOLITION OF EXISTING VISITOR CENTRE, PROVISION OF NEW EXPANDED VISITOR FACILITIES, NEW LIGHTING SCHEME AND ASSOCIATED LANDSCAPING WORKS. CONSERVATION OF THE ENGINEERING STRUCTURE OF THE BRIDGE, PLUS THE RESTORATION OF ANCILLARY ELEMENTS INCLUDING THE GONDOLA, MOTOR HOUSE, ANCHOR HOUSES AND ANCHOR CABLES. DESIGN WORK INCLUDING THE ANALYSIS OF THE STRUCTURE AND THE SPECIFIC ACTION OF REPAIRS TO THE STRUCTURE AND ANCILLARY COMPONENTS. AFFECTING PUBLIC RIGHT OF WAY NEWPORT COASTAL PATH 403/2/1

Site/Location: Transporter Bridge, Brunel Street, Newport

Decision Date: 30-Mar-2020

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 20-Nov-2019. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents listed: -
 - 3896-0102_P3- Site Location Plan
 - 3896-0104_P8- Proposed Site Plan
 - 3896-0200_P7- Proposed ground floor Plan
 - 3896-0201_P7- Proposed first floor Plan
 - 3896-0202_P7- Proposed second floor Plan
 - 3896-0203_P7- Proposed roof Plan
 - 3896-0300_P5_Proposed Elevations - North and East.
 - 3896-0301_P5_Proposed Elevations - South and West.
 - 3896-0305_P3_Proposed Sections.
 - 3896-0307_P3_Long Section - View South.
 - 3896-0308_P3_Long Section - View East.
 - 3896-0309_P3_Long Section - View North.
 - Amended Drainage Strategy- CC1991-CAM-ZZ-00-DR-C-52-1101-P03
 - DWG-1616523-20191008-SMK-LUX-01.
 - CH-SPA-004 Swept path 10m refuse vehicle
 - CH-SPA-003 Swept path large vehicle
 - NPA11119 500 Softworks Plan and Schedules P02.(Soft landscaping purposes only)
 - Proposed Swept Path Concept C02 Standard 12m Rigid Bus
 - Amended 2020-02 Preliminary Ecology Appraisal Rev 3
 - Amended 2020-02 Ecology Impact Assessment Rev 3
 - Tree Technical Note
 - 1_2019-10-10_Newport Transporter Bridge_Transport Statement_ISSUE_v2
 - Transport File Note (6th Feb 2020)
 - 12496 Newport Transporter Bridge Visitor Centre. Site Investigation Report
 - 191011 ASL Newport Transporter Bridge HIA Rev 3
 - DOC-16-16523-20190927-SMK-Newport Transporter Bridge IIP-02 (illumination Impact Profile)
 - Flood Consequences Assessment document by Cambria CC1991-CAM-ZZ-XX-RP-C-00-0001 (March 2020 PO4)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

2. No work shall be commenced on the construction of the approved scheme until samples of materials and finishes set out in the application and to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.
Reason: To ensure that the development is completed in a manner compatible with its surroundings, complying with policies GP2 and GP6 of the Adopted LDP 2011-2026
3. Prior to the commencement of the use hereby approved full details of the bin storage, to include elevations and finish detail, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the beneficial use of the scheme, as approved, and then maintained thereafter in that manner.
Reason: To ensure adequate bin storage is provided for the site in the interest of visual and residential amenity and appropriate provision of waste complying with policies GP3, GP6 and W3 of the Adopted LDP 2011-2026
4. No development shall take place (including demolition, ground works, and vegetation clearance) until a Contractor's Construction Environmental Management plan (CEMP-BIODIVERSITY) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following as a minimum:
 - a) Risk assessment of potentially damaging construction activities;
 - b) Identification of "protection zones";
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person;
 - h) Use of protective fences, exclusion barriers and warning signs;
 - i) General site management: details of the construction programme including site clearance, method statements, surface water management and measures, site waste management and disposal, sustainable drainage (pre- and post-construction), maintenance and monitoring programmes;
 - j) Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and an incident response plan;
 - k) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
 - l) Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy useThe approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority
Reason: To safeguard habitats and species protected under the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), and Environment (Wales) Act 2016, GP5 of the Adopted LDP and the Wales Marine Plan
5. Prior to the commencement of the development, full details of internal and external illumination as well as floodlighting shall be submitted to the Local Planning Authority. The detailed lighting design shall be in accordance with the requirements specified in Section 7 Summary of the submitted Illumination Impact Profile (produced by Hoare Lea, version 02) and safeguard against lightspill that would impact upon protected species (otters) and into neighbouring residential properties. The scheme shall include:
 - Fixture type, location, position and specification of the lighting as well as an isolux diagram showing the predicted illuminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties.
 - Details of lighting to be used both during construction and operation, including: details of timing and duration of operation
 - Ensure that light into neighbouring residential windows generated from the floodlights shall not exceed 10 Ev (lux) (vertical illuminance in lux)
 - Each floodlight must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical and
 - The floodlighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 5%.The approved lighting shall then be installed fully in accordance with the details as approved and maintained in this way thereafter.
Reason: To safeguard species and sites protected by the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 and the Integrity of the River Usk SAC and neighbouring residential amenity, complying with policies GP5 of the Adopted LDP and the Wales Marine Plan
6. Light level monitoring surveys shall be carried out submitted to the Local Planning Authority for approval following installation, but prior to the site becoming operational, and two years after their installation. Surveys shall be carried out in strict accordance with criteria detailed in Section 7 Summary of the submitted Illumination Impact Profile (produced by Hoare Lea, version 02). If the results of the light monitoring surveys indicate that the light levels exceed pre-development levels (identified on Figure 9 of the approved Illumination Impact Profile report) then external illumination of the site shall cease until such time as a scheme of remedial action has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with any remedial measures approved as part of this scheme and maintained in this way thereafter.
Reason: To safeguard species and sites protected by the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 and the Integrity of the River Usk SAC, GP5 of the Adopted LDP and the Wales Marine Plan
7. Notwithstanding the restricted hours of construction (to be agreed under the CEMP condition 22), no work of excavation, land raising or construction shall take place within 20 metres of the top of the riverbank between one hour prior to sunset and one hour after sunrise respectively unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure no disturbance is caused to otters migrating up or down the river, GP5 of the Adopted LDP and the Wales Marine Plan
8. No development, to include demolition, shall commence until specification of otter fencing has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected prior to the development commencing and retained throughout the duration

of development works.

Reason: To safeguard otters using the river bank and comply with policy GP5 of the Adopted LDP and the Wales Marine Plan

9. No works within the River or associated with piling shall be undertaken during the period from 1 March to 30 June.
Reason: To avoid disturbance during the main Shad and Lamprey spawning and migration period in the interests of protecting the integrity of the River Usk SAC, complying with policies GP5 of the Adopted LDP and the Wales Marine Plan
10. The approved scheme shall be carried out in accordance with the proposed measures set out in the submitted Ecological Impact Assessment, dated 18th February 2020, Version 3.0
Reason: To safeguard species and sites protected by the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 and the Integrity of the River Usk SAC, GP5 of the Adopted LDP and the Wales Marine Plan
11. Prior to the site becoming operational, a scheme of Ecological Enhancement will be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include measures to promote increased biodiversity on the site and providing for the future management of any such measures as necessary. The development shall be carried out in accordance with the approved Ecological Enhancement scheme and maintained in this manner thereafter.
Reason: to ensure the development provides ecological net benefit on the site as required in Planning Policy Wales Edition 10.
12. Foul and surface water must be discharged separately from the site. No surface water or land drainage run off shall be allowed to connect to the public sewerage system.
Reason: to ensure the public sewer capacity is not overloaded and to comply with policy GP3 of the Adopted LDP 2011-2026
13. Prior to the occupation of the visitor centre, the foul and surface drainage scheme shall be carried out in accordance with the approved drainage scheme set out within Section 12 of the FCA document Flood Consequences Assessment document by Cambria CC1991-CAM-ZZ-XX-RP-C-00-0001 (March 2020 P04 and the drainage plan CC1991 CAM ZZ 00 DR C 52 1101.
Reason: To ensure adequate drainage is provided and to protect the Ecological features of the River Usk (SAC) and complying with policy GP3 of the Adopted LDP 2011-2026
14. The finished floor levels at ground floor level of the development hereby approved shall be set no lower than 9.1 AOD.
Reason: To reduce the risk of flooding and to comply with policies GP1 and GP6 of the Adopted LDP 2011-2026
15. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas have been laid out in accordance with the details shown on the 3896-0104_P8- Proposed Site Plan. The parking provision shall thereafter be so retained at all times to serve the development hereby approved.
Reason
To ensure the provision on site of parking to serve the development in the interests of highway safety and complying with the requirements of policy GP4 of the Adopted LDP2011-2026
16. A new coach/bus stop facility and footway link shall be constructed on the Mill Parade (as indicatively set out on the plans SPA-RB-CH-001 and SPA-RB-CH-002) . The coach/bus stop facility and footway shall be constructed in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority to provide a suitable bus/coach drop off facility and safe footway link from the proposed site to the existing footway. The agreed details shall be constructed prior to the first beneficial occupation of the visitor centre hereby approved.
Reason
In the interests of highway safety and complying with the requirements of policy GP4 of the Adopted LDP2011-2026
17. The development shall not be occupied until facilities for the secure storage of 21 bicycles have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and they shall be retained in perpetuity.
Reason:
To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policy GP4 of the Adopted LDP2011-2026
18. Prior to the first beneficial use of the site, a parking management/controls scheme for the site and the adjacent Mill Parade car park shall be submitted to and approved in writing by the Local Planning Authority. The site shall at all times thereafter be managed in accordance with the approved management scheme.
Reason:
In the interests of residential amenity and in the interests of highway safety and complying with the requirements of policy GP4 and GP6 of the Adopted LDP2011-2026
19. Prior to the first beneficial use of the unit hereby approved, a Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Servicing Management Plan shall include information such as: -
 - The typical times of servicing, number and size of delivery vehicles and how they will be managed,
 - How the operator intends to instruct coach visitors to not enter the site and the staggering of coach arrival times.
 - How vehicles using the Gondola will be managedThe Servicing Management Plan shall be implemented in full as per the agreed details when the visitor centre is in operation.
Reason:
In the interests of highway safety and to safeguard the amenities of the area, in accordance with policies GP4 of the Local Development Plan 2011-2026.
20. Prior to the visitor centre hereby approved being brought into beneficial use, a traffic signage scheme shall be implemented in accordance with a scheme to direct visitors to the proposed Mill Street parking area and discourage vehicles accessing the site directly off the SDR (Usk Way), which has previously been submitted to and approved in writing by the Local Planning Authority. The traffic signage scheme as approved shall be retained at all times thereafter.
Reason:

To ensure the provision of safe on site traffic management to serve the development in the interests of highway safety and compliance with policies GP4 of the Adopted LDP 2011-2026.

21. Prior to the commencement of the development hereby approved, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The visitor centre shall be operated at all times in accordance with the approved Travel Plan.
Reason:
To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policy GP4 of the Adopted LDP2011-2026
22. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP-GENERAL) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:
i) The parking of vehicles of site operatives and visitors;
ii) Loading and unloading of plant and materials;
iii) Storage of plant and materials used in constructing the development;
iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
v) Wheel washing facilities;
vi) Measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.
viii) Hours of construction;
ix) Lighting;
x) Management, control and mitigation of noise and vibration;
xi) Odour management and mitigation;
xii) Diesel and oil tank storage areas and bunds;
xiii) How the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk) during the course of the construction of the development; and
xiv) A system for the management of complaints from local residents which will incorporate a reporting system.
xv) Measures to minimise the impact on air quality should include HGV routes avoiding Air Quality Management Areas and avoid vehicle idling
The construction of the development shall be undertaken in accordance with the approved CEMP.
Reason: In the interests of residential amenity and in the interests of highway safety and complying with the requirements of policy GP4 and GP6 of the Adopted LDP2011-2026
23. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason:
To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to ensure compliance with policy CE6 Archaeology of the Adopted LDP 2011-2026
24. Prior to the occupation of the Visitor Centre, a contaminated land completion/verification report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed, with Policies GP2, GP6 and GP7 of the Adopted LDP
25. Any unforeseen contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed, with Policies GP2, GP6 and GP7 of the Adopted LDP
26. Prior to their installation on site, and prior to the commencement of the use, full details of all external plant, machinery and extraction equipment for the unit, shall be submitted to and approved in writing by the Local Planning Authority. The information shall include scaled schematics, location plans, odour & noise attenuation measures and future maintenance. Only the external plant, machinery and extraction equipment forming part of the agreed scheme shall be installed on site and it shall be installed prior to the first beneficial use of the unit.
Reason: To ensure that the amenities of nearby residential occupiers are safeguarded and to ensure the development accords with Policies GP2, GP6 and GP7 of the Adopted LDP
27. A hard landscaping scheme, including existing and proposed levels of the site, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved landscaping scheme and before the occupation of any part of the development.
Reason: To ensure that the protection of visual amenities of the area are safeguarded and to ensure the development accords with Policies GP2, GP6 and GP7 of the Adopted LDP
28. Notwithstanding the submitted soft landscaping strategy and plan, written approval of the Local Planning Authority is required for a scheme of detailed landscaping and tree planting for the site (indicating the number, densities, species, heights on planting and positions of all trees and shrubs as well as tree pit details). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner

29. All means of enclosure/boundary treatments associated with the development hereby approved shall be completed in accordance with a scheme that shall first be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies GP2, GP6 and GP7 of the Adopted LDP

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact streetscene@newport.gov.uk

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

1. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 Sustainability, SP2 Health, SP3 Flood Risk, SP8 Special Landscape Areas, SP9 Conservation of the Natural, Historic and Built Environment, SP18 Urban Regeneration, GP1– Climate Change, GP2– General Amenity, GP3– Service Infrastructure, GP4– Highways and Accessibility, GP5– Natural Environment, GP6– Quality of Design, GP7– Environmental Protection and Public Health, CE1 Routeways, Corridors and Gateways, CE2 Waterfront Development, CE3– Environmental Spaces and Corridors, CE6 Archaeology, CE7 Conservation Areas CE9 Coastal Zone, T4 Parking, T7 Public Rights of Way and New Development T8 All Wales Coast Path, CF4– Riverfront Access and CF8– Tourism and W3– Provision for Waste Facilities were relevant to the determination of this application.
 2. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.
 3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
 4. It is considered that the decision has been made in conformity with the Marine Policy Statement (2011) and in accordance with marine national planning policy contained within the Welsh National Marine Plan (2019) as demonstrated in the assessment of this proposal.
 5. The applicant must also note that any works which will take place within the adopted highway will require the applicant to contact City Services to facilitate any necessary highways agreement. No works are to take place within the adopted highway until such a time that any agreement is in place and final approval has been granted by the highways authority.
 6. Traffic Orders will need to be implemented in order to prevent indiscriminate parking adjacent to proposed visitor centre which will cause conflict and obstruction in close proximity to the SDR junction. The applicant must therefore contact City Services in regard to applying for a scheme and must cover the full cost of the process.
 7. Any waterborne activities will require the publication of a Notice to Mariners (N2M). Details of the work scope should be sent to the NHC Harbour Master at least 14 days before the work commences
 8. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to National Resource Wales (NRW) for further details.
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Signed on behalf of the Council

Newport City Council
Regeneration, Investment and Housing
Civic Centre
NEWPORT
South Wales
NP20 4UR



Keir Duffin
Head of Regeneration, Investment and Housing / Pennaeth Adfywio Buddsoddi a Thai
Cyngor Dinas Casnewydd / Newport City Council

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Decision Date: 30-Mar-2020

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM



Notes for Applicants

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TOWN AND COUNTRY PLANNING ACT 1990

- 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.
- If this is 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, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so 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 this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 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.
- **If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).**