

BIRMINGHAM CITY COUNCIL

REPORT OF THE DIRECTOR OF PLANNING AND REGENERATION

PLANNING COMMITTEE

27th October 2016

AMENDED LOCAL DEVELOPMENT ORDER

ADVANCED MANUFACTURING HUB, ASTON, BIRMINGHAM

1. Subject and Brief Summary of Proposal

- 1.1 This report seeks to advise your Committee of the responses from the consultation exercise for the proposed amended Local Development Order (LDO) for the Advanced Manufacturing Hub, at Aston.
- 1.2 The report also advises on the proposed revisions to the LDO and amendments to the existing conditions.

2. Recommendations

- 2.1 That the responses to the consultation of the proposed amended Local Development Order are noted and that the proposed amendments to the LDO (including associated conditions and boundary plan) are agreed.

3. Contact Officer

Emma Green, Planning and Regeneration
Tel: 0121 675 8478
Email: emma.j.green@birmingham.gov.uk

4.0 Background

- 4.1 In January 2014 a Local Development Order was adopted for part of the AMH, which grants planning permission for B1 (b) (research and development), B1(c) (light industrial) and B2 (general industrial) uses. LDOs streamline the planning process by removing the need for developers to submit a formal planning application. They also create certainty and save time and money, helping to expedite new development and associated benefits, including job creation. Since the adoption of the original LDO, a number of development plots within the LDO boundary have been brought forward. The first occupier is operational (Hydraforce), and two further developments are under construction due for completion in early 2017. Hydraforce has built a new 11,000sqm facility which will create and safeguard 500 jobs by 2018. The Council, with its partner the Homes and Communities Agency (HCA), is committed to realising the vision for the AMH, and a significant amount of public sector investment has already taken place to enable site assembly and access improvements.
- 4.2 The benefits of the LDO are widely acknowledged, and as such, it's proposed to be amended to incorporate an additional development plot, which will create a sizeable development opportunity that is attractive to the market. This plot within Area 1 has the potential to accommodate a unit of approximately 120,000-140,000 sq. ft. In addition to the proposed changes to the boundary, a number of conditions have been amended, primarily around the landscaped buffers, a number of which have been revised to take account of consultation responses.
- 4.3 A report was presented to Planning Committee on 26th May 2016, detailing the proposed amended Local Development Order for the Advanced Manufacturing Hub in East Aston. Your committee endorsed the report for consultation purposes.
- 4.4 Formal consultation was undertaken on the draft extended LDO, which finished on 29th July 2016. This consisted of the following:
- Press Notice
 - Site Notices
 - Notification to all landowners within the LDO area
 - Consultation letters to owners and occupiers of adjacent premises
 - Consultation letters to statutory consultees
 - Website information

5.0 Consultation responses

- 5.1 Environment Agency (EA) – no objection to the proposal, provided there is no built development (i.e. buildings or walls) within 15 metres of the main River Tame. A minimum of an 8m landscape buffer could be

permissible and allow access for maintenance of flood risk defences and the River Tame.

- 5.2 Network Rail – has no objections to the amendment to the extended boundary line of the LDO. There is no requirement from Network Rail for a landscape buffer adjacent to our land.
- 5.3 The Local Lead Flood Authority – has no objections to the amendment subject to the conditions proposed relating to drainage and flood risk.
- 5.4 The Councils Arboricultural Officer – has no objections to the proposal and clarifies that the central buffer in Area 1 would prohibit buildings within the buffer to protect the overhanging branches, but hard landscaping is acceptable within this buffer.
- 5.5 The Councils Urban Design Officer – has no objections to the principle of enlarging the boundary. The retained footpath within Area 1 should be attractively designed to create an improved and wider link to the Lake and River Tame.
- 5.6 The Councils Landscape Officer has requested that buffers are a minimum of 5m in depth. This level of planting is also needed along road frontages.
- 5.7 No comments have been received from local occupiers or residents.

6.0 Response to Consultation

- 6.1 There have been no principle objections to the increased site area for the LDO.
- 6.2 The main issue arising during the period of consultation related to the positioning and extent of landscape buffers D and E, necessary on Area 1 (Holte and Priory). I note that Network Rail does not require a buffer to their boundary. I therefore propose to remove this buffer to allow for greater flexibility for the layout of development on the site
- 6.3 The Environment Agency has also indicated that the depth of the buffer E from the river can include the existing land adjacent to the river within the buffer element. This would therefore decrease the buffer depth within the site from 15m to 7m and not adversely impact on the level of flood risk. It is therefore proposed to reduce this northern buffer (buffer E) from 15m to 7m. However, given that some of this buffer is within flood zone 3 designation, I consider it appropriate to create a new condition (B7A) relating to the details of the hard and soft landscaping, and works to the flood defence wall are required to be agreed with the Local Planning Authority to safeguard the land in relation to flood risk.

- 6.4 Whilst considering this amendment, an issue relating to the eastern boundary of the vacant plot on Area 1 has also arisen. Firstly, the original LDO boundary plan indicated a retained footpath along this boundary at a width of 1.5m. Through the implementation of the Hydraforce development a security fence has been erected within 1m of this footway and if the vacant plot is developed with a similar approach, the footpath link may not be improved in accordance with the proposals in the adopted Aston AMH Development Framework (July 2016). I therefore consider it necessary to denote the retained footpath on Plan1 in Appendix C, whilst imposing an additional condition (B16) requiring further details of the footpath link to ensure compliance with the aspirations of the Development Framework.
- 6.5 The justification for a landscape buffer D which is 10 metres depth in the north eastern corner has been reconsidered. There is a significant ground level difference, with the development plot being set approximately 1.5m higher than the trees adjacent to Salford Lake. A buffer in this location is considered necessary to protect these trees, but given the level difference, the protection needed relates to the tree canopies as opposed to the roots. On this basis the buffer (Buffer D) can be reduced from 10 metres to 3 metres, whilst achieving the desired outcome of protecting the trees. No buildings can be developed within the 3m buffer (to protect over hanging branches), but hard landscaping (including parking provision and access road) is acceptable up to the site boundary.

7.0 Suggested Revisions to the LDO

- 7.1 Based on the responses received as part of the consultation, the LDO has been amended as follows:
1. Plan 1 Appendix C is amended to reflect alterations to the landscaped buffer zones for Buffers D and E.
 2. Condition A6 is amended to further clarify the extent of protection within the landscape buffers.
 3. New condition B7A is inserted and relates to details of the landscaping within the 7 metre buffer having regard to the flood risk issues.
 4. New condition B16 is inserted and relates to the footpath link and allowing flexibility on the design of the improvements, whilst maintaining at least a 1.5m pathway.
 5. The amended LDO will expire 3 years after adoption, and the existing LDO is superseded by this amendment.

8.0 Conclusions

8.1 With the conditions and revisions detailed above, I consider that the LDO achieves the appropriate balance of streamlining the planning system and promoting economic growth in this area, in line with the AAP, whilst also ensuring that the character and quality of the area is protected.

9.0 Appendices

- A The Local Development Order
- B Conditions
- C The LDO Boundary Plan
- D Supporting Information previous LDO plan and amended LDO plan

Appendix A

The Local Development Order for Advanced Manufacturing Hub, Aston

Within the area defined by Plan 1 (Appendix C) – planning permission is hereby granted exclusively for operational development associated with the following uses:

Permitted Development

Operational Development for use within:

- a) Use Class B1 (b) Research and Development of Products and Process
- b) Use Class B1 (c) Light Industry
- c) Use Class B2 General Industry: Use for the carrying out of an industrial process other than one falling in class B1

Development not permitted

- Where the proposal is Schedule 1 EIA development.
- Where the proposed development would fall within the description of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, unless the Local Planning Authority has, following the submission of a request for screening opinion, determined in accordance with the criteria within Schedule 3 of the same regulations, that the development is unlikely to have a significant effect on the environment by virtue of factors such as its nature, size or location and is therefore not EIA development.
- No advertisement consent is granted as part of this LDO
- No changes of use to B8 Storage and Distribution uses or B1 (a) Office use is permitted.

General LDO Conditions:

This LDO only grants planning permission as detailed. It remains necessary for all LDO permitted development to comply with relevant licences, permits and controls required under other legislation.

The LDO is subject to conditions which are detailed in Table 1 (Appendix B). For development to be permitted under LDO the development must comply with all of these conditions.

Appendix B

Table 1

General conditions	Reasons
Restrictions to Changes of Use	
A1 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), buildings permitted by this order shall be used for uses B1 (b), B1(c) and B2 only and for no other purpose including any other purpose in Classes B1 (a) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking and/or re-enacting that Order with or without modification.	In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.
Design	
A2 - All new buildings must be designed with main entrances and glazed elevations that front onto street frontages.	In order to enhance streetscape quality and safety in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan, and the NPPF.
A3 - The total height of development (including plant and machinery) shall not exceed 15 metres above ground level.	In order to protect amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.

<p>A4 - Adjacent to public highways, the minimum width of perimeter landscaping shall be 4 metres. Use of site perimeter security fencing should be minimised: where required, it must be of an attractive design and set back at least 2 metres from the edge of public highways and its visual impact reduced by landscaping.</p>	<p>In order to protect amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policies PG3 and TP7 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.</p>
<p>A5 - Car parking areas of 900m² or more must incorporate high quality landscaping including trees and indigenous planting.</p>	<p>In order to protect amenity and create a high quality built environment in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.</p>
<p>A6 –Plan 1 in Appendix C shows the landscape buffers to be created for the LDO, these are subject to restrictions as detailed below:</p> <p>Buffers A, B and C: Within the 15m, 10m and 5m buffers no building works (i.e. buildings or walls) are permitted</p> <p>Buffer D: Within the 3m buffer no new building works (i.e. buildings or walls) are permitted but hard landscaping is acceptable.</p> <p>Buffer E: Within the 7m buffer, there shall be no new building works (i.e. buildings or walls) permitted, other works may be permitted see condition B7A for further details.</p>	<p>In order to create a buffer against flood zone 3, sites of historical importance, noise sensitive site and between any proposed development in accordance with Paragraphs 3.8, 3.10 and 3.27 of the Birmingham UDP 2005, policy PG3, TP1, TP2 and TP7 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.</p>

Energy Efficiency

<p>A7 - All buildings must be designed to ensure energy consumption is minimised and meets the Building Research Establishment's Environmental Assessment Method (BREEAM) "very good" ratings as a minimum.</p>	<p>In accordance with paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policies TP1, TP2 and TP3 of the Draft Birmingham Development Plan, Aston, Newton and Lozells Area Action Plan and the NPPF.</p>
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Drainage

<p>A8 - There shall be no new buildings, structures (including gates, walls and solid fences) or raised ground levels within 8 metres of the River Tame.</p>	<p>To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Paragraphs 3.71-3.76 of the Birmingham UDP 2005, policies TP2 and TP6 of the Draft Birmingham Development Plan, Sustainable Management of Urban Rivers and Floodplains SPD and NPPF.</p>
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Noise and Vibration

<p>A9 - Uses permitted by this order shall only operate within buildings designed for the purpose of that operation.</p>	<p>In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.</p>
<p>A10 - Within Area 2 (Serpentine) between the hours of 19.00 and 07.00 the maximum instantaneous noise levels (LAFmax) from the development shall not exceed 55 dB, or 10 dB above the existing LA90 (whichever is the greater) assessed from adjoining noise sensitive residential premises on Village Road and Serpentine</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the</p>

Road. Where monitoring is not possible from these noise sensitive premises details of alternative monitoring locations should be submitted to and approved by the Local Planning Authority and monitoring shall then be carried out at these agreed locations.	vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.
A11 - Cumulative plant noise rating levels arising from the plant and equipment at any development (assessed by BS4142:1997) shall not exceed 10 dB below the existing ambient (LAeq), nor 5 dB below the existing background (LA90) at residential noise sensitive premises at Village Road and Serpentine Road.	In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.

Storage and Waste

A12 - Equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall only be stacked or stored within buildings permitted by this consent.	In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan, and the NPPF.
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Conditions requiring details to be submitted	Reasons
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Design

B1 - No development shall take place until samples of the materials to be used in the construction of the external surfaces of any buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.	In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan.
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Noise and Vibration

B2 - Prior to the installation of any new buildings, structure, plant or machinery a scheme of insulation against the emission of noise shall be submitted to and approved in writing by the Local Planning Authority. The	To ensure that the buildings, structures and plant are adequately sound proofed in the
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development shall be implemented in accordance with the approved details and thereafter maintained.	interests of the amenities of the occupiers of nearby premises in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.
B3 - Prior to the occupation of any B2 use that would cause vibration in excess of 0.14 mm/s peak particle velocity; details shall be submitted to the Local Planning Authority demonstrating that the principles of BS6472:2008 have been followed.	In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.

Lighting

B4 - Development hereby approved within Area 2 shall not be occupied until a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site plans showing horizontal and vertical overspill to include light trespass and source intensity. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.	To ensure a high quality of external environment, to complement the development proposals, and to protect and reinforce local character in accordance with Paragraphs 3.8, 3.10, 3.14 and 3.16A of the Birmingham UDP 2005, policy PG3 of the Draft Birmingham Development Plan, Places for All SPG and Lighting Places SPD.
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Land Contamination

<p>B5 - Prior to commencement of development of each building plot, a site assessment and, if required, remediation scheme to deal with the risks associated with contamination of the site for the intended use shall be submitted to and approved, in writing, by the Local Planning Authority:</p> <p>1) A preliminary risk assessment, which has identified:</p> <ul style="list-style-type: none"> • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • Potentially unacceptable risks arising from contamination at the site. <p>2) A site investigation scheme, based on (1) to provide</p>	In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Policy TP27 of the Draft Birmingham Development Plan and the NPPF.
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<p>information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site.</p> <p>3) If contamination is found to be present and assessed as an unacceptable risk to human health, safety and the environment, an options appraisal and remediation strategy shall be submitted giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures.</p> <p>4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>The scheme shall be implemented as approved and must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (and subsequent legislation) in relation to the intended use of the land after remediation.</p>	
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Flood Risk

<p>B6 - Prior to the commencement of development of each new building plot, developers are required to demonstrate that flood resiliency and resistancy has been incorporated into the proposed design. These details should then be submitted to the planning authority for approval in writing. Building works should be carried out in accordance with these approved details. Within the design there would be a general requirement for a flood emergency plan for any units proposed within Flood Zone 2.</p>	<p>In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, Policies PG3, TP2, TP3, TP6, and TP26 of the Draft Birmingham Development Plan, and the NPPF.</p>
<p>B7 - No development shall take place until a surface water drainage scheme for each proposed site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a Sustainable Drainage Assessment and Sustainable Drainage Operation and Maintenance Plan, and shall subsequently be implemented in accordance with these documents and approved details before the development is completed.</p>	<p>To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Paragraphs 3.71-3.76 of the Birmingham UDP 2005, Policies PG3, TP2, TP3, TP6, and TP26 of the Draft Birmingham</p>

	Development Plan, Sustainable Drainage: Guide to Design, Adoption and Maintenance, Sustainable Management of Urban Rivers and Floodplains SPD and NPPF.
B7A – Prior to the commencement of any landscaping works for buffer E or alterations/ repairs to the existing flood defence wall along the northern boundary, full details of these proposed works, to be accompanied by a Flood Risk Assessment, need to be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.	In order to create a buffer against flood zone 3, in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005, policy PG3, TP1, TP2, TP6 and TP7 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.

Odour

B8 - Details of the extract ventilation and odour control equipment shall be submitted to and approved in writing by the Local Planning Authority for approval prior to the occupation of any new building where an extraction flue is required. The development shall be implemented in accordance with the approved details and thereafter maintained.	In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the NPPF.
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Ecology

B9 - No new development permitted by this order, including demolition, shall take place until an ecological assessment extended phase 1 survey including bat survey and a report have been submitted to and approved in writing by the Local Planning Authority. The scope of the survey shall be agreed in advance with the Local Planning Authority. The survey report shall be accompanied by a strategy, which provides full details of measures for mitigation and enhancement. The development (including demolition) shall then be implemented in accordance with the approved details of the mitigation strategy.	In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.37-3.40 of the Birmingham UDP 2005, policy PG3, TP2 and TP8 of the Draft Birmingham Development Plan, and the Nature Conservation Strategy for Birmingham SPG.
B10 - No trees or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme for	In order to secure the satisfactory development

<p>such works has been submitted to and approved in writing by the Local Planning Authority.</p>	<p>of the application site in accordance with Paragraphs 3.37-3.40 of the Birmingham UDP 2005, policy PG3, TP2 and TP8 of the Draft Birmingham Development Plan, and the Nature Conservation Strategy for Birmingham SPG.</p>
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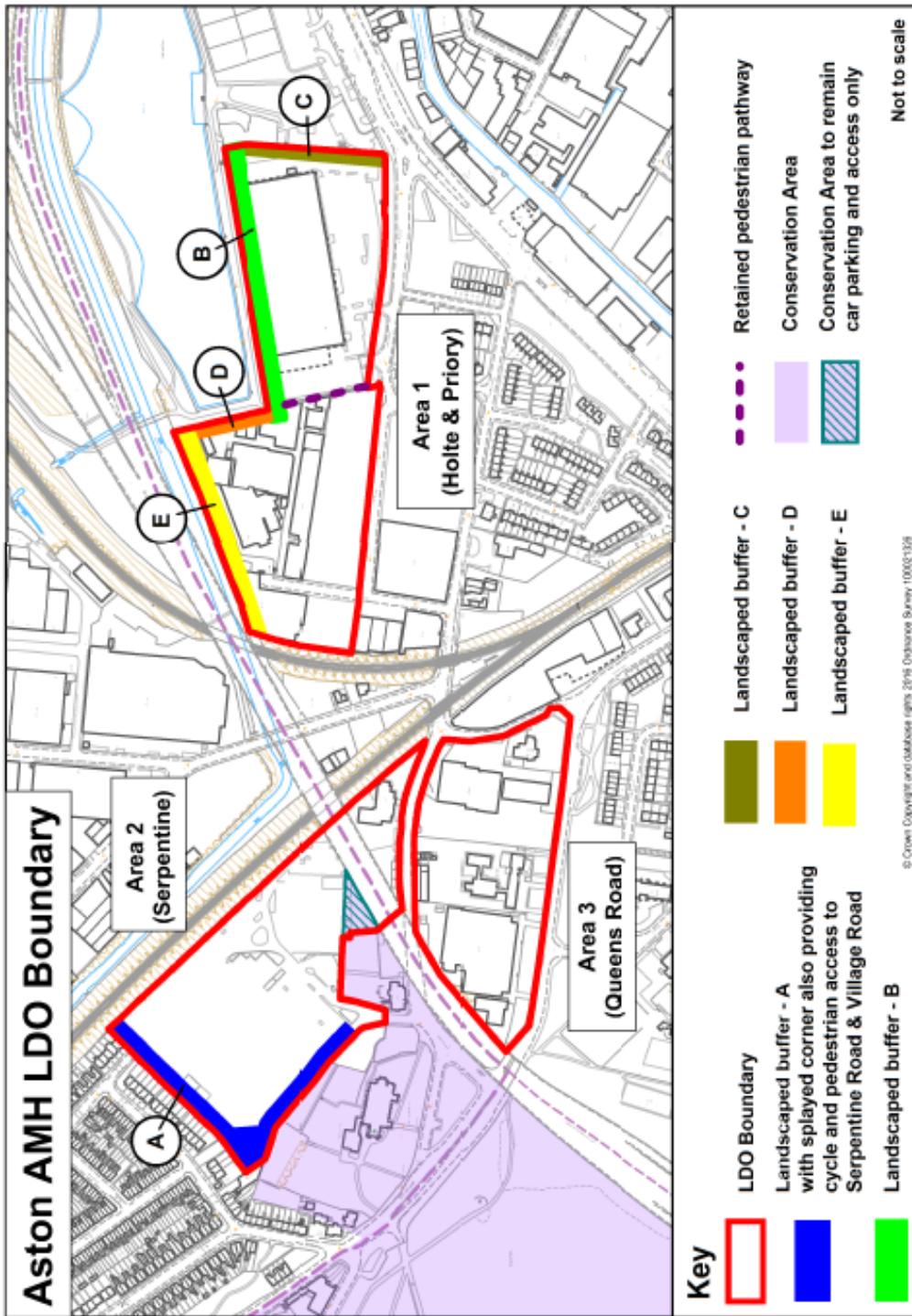
Highways

<p>B11 - No development shall take place on the Holte and Priory site (Area 1) until full details of the siting and design of a means of vehicular access have been submitted to and approved in writing by the Local Planning Authority. The details of any proposed vehicular access will have been informed by a Transport Assessment that will have included a junction capacity study for the Lichfield Road/ Aston Hall Road junction. The approved access shall be implemented before the first permitted development at this site is brought into use.</p>	<p>In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, policies PG3, TP37, TP38 and TP39 of the Draft Birmingham Development Plan.</p>
<p>B12 - No building shall be occupied until that part of the service road, which provides access to it has been constructed in accordance with details to be submitted to and the approved by the Local Planning Authority.</p>	<p>In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, policies PG3, TP37, TP38 and TP39 of the Draft Birmingham Development Plan.</p>
<p>B13 - No new building plot development shall take place until details of the vehicle parking and turning areas have been submitted to and approved in writing by the Local Planning Authority, such details to include surface treatment. These areas shall be provided in accordance with the approved plans prior to occupation of any part of the development hereby permitted and thereafter maintained and shall not be used for other than their designated purpose.</p>	<p>In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, Policies PG3, P37, TP38 and TP39 of the Draft Birmingham Development Plan.</p>

<p>B14 - No new building shall be occupied until the occupiers of the premises have affiliated to "Company Travelwise in Birmingham". In the event that the occupiers cease to affiliate to Travelwise, they shall come forward, within 3 months of them ceasing to affiliate, with further proposals for decreasing reliance on the private car and for continuing staff use of alternative means of transport. Such proposals shall be agreed in writing by the Local Planning Authority and thereafter implemented.</p>	<p>In order to secure the satisfactory development of the application site in the interests of promoting sustainable travel choices in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, policies PG3, TP37, TP38, TP39 and TP43 of the Draft Birmingham Development Plan.</p>
<p>B15 - Prior to the commencement of work at each new building plot details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority. Provision shall thereafter be implemented and maintained in accordance with the approved details.</p>	<p>In order to secure the satisfactory development of the application site in the interests of promoting sustainable travel choices in accordance with policies Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, PG3, P37, TP38 and TP39 of the Draft Birmingham Development Plan.</p>
<p>B16 – Prior to the full occupation of Area 1 a detailed scheme for the retention and realignment and/or improvement of the footpath link between Aston Hall Road and Salford lake at a minimum of 1.5m in width, along with landscaping and implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. It shall be implemented in accordance with the approved details.</p>	<p>In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10, of the Birmingham UDP 2005, policies PG3, TP2, TP37 and TP38 of the Draft Birmingham Development Plan, Places for All SPG, Aston, Newton and Lozells Area Action Plan and the NPPF.</p>

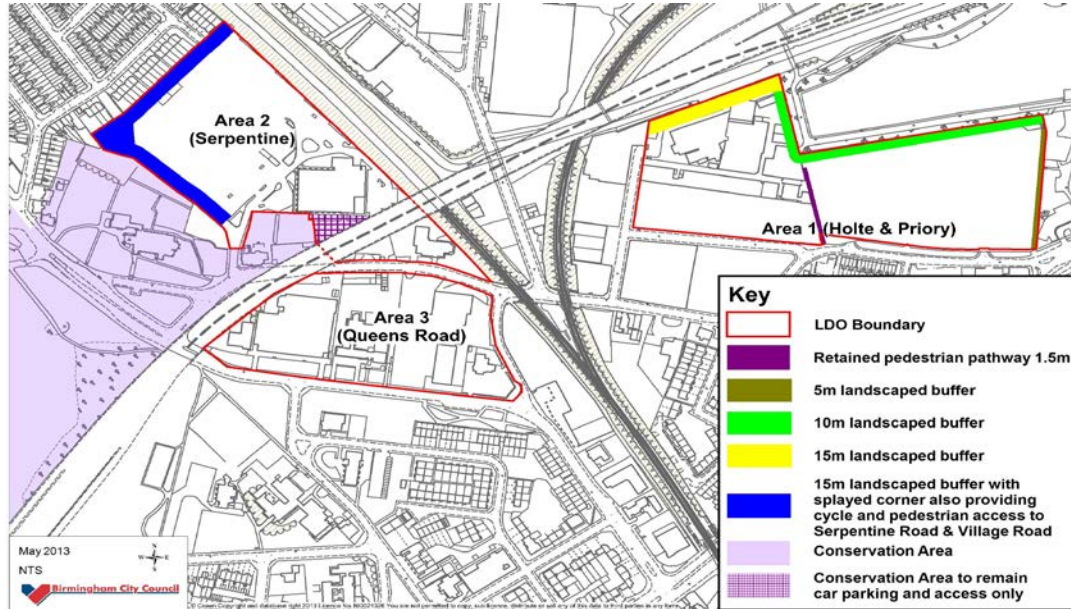
Appendix C

Plan 1



Appendix D Supporting Information

The existing adopted LDO plan



The amended LDO boundary plan

