

Mr Simon Jeffery  
Willmott Dixon Housing  
Aco Business Park  
Hitchin Road  
Shefford  
Bedfordshire  
SG17 5JS

Application Ref: **2014/5429/P**  
Please ask for: **Amanda Peck**  
Telephone: 020 7974 **5885**

20 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Approval of Details Granted**

Address:

**Site bounded by Chester Road, Balmore Street and Raydon Street**

Proposal:

Details of landscape management plan required by condition 25 of planning permission 2010/5478/P dated 11/03/2011 for the erection of 4 storey buildings (plus basement level) to provide 53 residential units, retail and non-residential institution following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.

Drawing Nos: Management Strategy and Maintenance Plan, August 2014, prepared by Charnwood Landscape Design Ltd.

The Council has considered your application and decided to grant permission:

Informative(s):

- 1 You are reminded that conditions 4 (landscaping), 15 (external lighting), 26 (travel plan), 32 (D1 relocation), 33 (SMP), 39 (highway works) and 42 (affordable housing) of planning permission granted on 11 March 2011 (2010/5478/P) are outstanding and require details to be submitted and approved.



In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment