Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Gary Goodwin
Morris Homes Ltd
Morland House
Altriwcham Road
Wilmslow
Cheshire
SK9 5WW

Name and Address of Agent (if any)

Part I - Particulars of Application

Date of Application	**Application No.**
25 July 2011	11/00571/FUL

Particulars and location of development :

ERECTION OF 65 NEW DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING

Hinckley Club For Young People Stoke Road Hinckley Leicestershire LE10 3EA

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it: benefits of the development at Richmond Park outweigh the loss of the recreation pitch on the application site, would contribute to the current shortfall in the five year housing land supply and to the shortfall of dwellings required in the Hinckley area; would not have an adverse impacts upon highway safety, residential amenity or flooding and would contribute to the provision of affordable housing and other infrastructure and services.

Hinckley and Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policies 1, 15, 16, 19, 24.

Hinckley and Bosworth Borough Council Local Plan (2001):- Policies REC1, REC2, REC3, RES5, IMP1, BE1, NE14, T3, T5, T9, T11.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The application hereby permitted shall not be carried out otherwise than in complete accordance with the amended details:-

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Location Plan Drawing No E876/P/LP01; Appleton House Type Drawing No's E876/P/HTAPP/01; E876/HTAPP/02; E876/P/HTAPP/03; LE876/HTAPP/04; Berrington House Type Drawing No's E876/P/HTBER/01; E876/P/HTBER/02; E876/P/HTBERSA/01; E876/P/HTBERSA/02; Bramhall House Type Drawing No's E876/P/HTBRA/01; E876/P/HTBRA/02; E876/P/HTBRA/03; E876/P/HTBRA/04; Budworth House Type Drawing No's E876/P/HTBU/01 Revision A; E876/P/HTBU/02 Revision A; E876/P/HTBU/03 Revision A; E876/P/HTBU/04 Revision A; Capesthorpe House Type Drawing No's E876/P/HTCAP/03 Revision A; E876/P/HTCAP/01 Revision A; E876/P/HTCAP/04; E876/P/HTCAP/02; E876/P/HTCHA/01; E876/P/HTCHA/02; E876/P/HTCHA/03; E876/P/HTCHA/04; Dalton House Type Drawing No's E876/P/HTDA/01; E876/P/HTDA/02; E876/P/HTDA/03; E876/P/HTDA/04; Didsbury House Type Drawing No's E876/P/HTDID/01; E876/P/HTDID/02; E876/P/HTDID/03; E876/P/HTDID/04; Dunham House Type Drawing No's E876/P/HTDUN/01; E876/P/HTDUN/02; E876/P/HTDUN/03; E876/P/HTDUN/04; Edgware Apartment Drawing No's E876/P/HTED/01; E876/P/HTED/02; Malham House Type Drawing No's E876/P/HTMAL/01; E876/P/HTMAL/02; E876/P/HTMAL/03; E876/P/HTMAL/04; Morton 2 House Type Drawing No's E876/P/HTMOR/01; E876/P/HTMOR/02; Staunton House Type Drawing No's E876/P/HTSTAU/01; E876/P/HTSTAU/02; E876/P/HTSTAU/03; E876/P/HTSTAU/04; Wharfdale House Type Drawing No's E876/P/HTWHA/01; E876/P/HTWHA/02; E876/P/HTWHA/03; E876/P/HTWHA/04; Winster House Type Drawing No's E876/P/HTWIN/01; E876/P/HTWIN/02; General Detached Garage Details Pyramid Garage Drawing No GR1 Revision; General Detached Garage Details Gable Roof Drawing No. GR2-1; General Standard Screen Fence Details 1 Drawing No. F1-1; General Standard Screen Wall Details 2 Drawing No. F2-3; General Wrought Iron Ball Top Details Drawing No. F3-1 received by the Local Planning Authority on 25 July 2011; General Standard Screen Fence Details 3 Drawing No. F1-3 received by the Local Planning Authority on 24 August 2011;

Topographical Survey Drawing No. 14782 OGL Revision 1; Proposed Treatment to Existing Track Drawing No. E876_P_P02 Revision A received by the Local Planning Authority on 16 September 2011;

Landscaping Detail Plan Drawing no. 03702 Revision C received by the Local Planning Authority on 4 October 2011;

Planning Layout Drawing no. E876/P/PL01 Revision J; Street Scene Drawing No.E786/P/SS03; Phasing Plan Drawing No. E876/P/PHASE 01 Revision B received by the Local Planning Authority on 11 October 2011.

3. No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the proposed residential units and garages shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4. No development shall commence until the proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

5. Notwithstanding the submitted plans, no development shall commence until a detailed scheme of the external appearance of the feature entrance is first submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved scheme.

6. Notwithstanding the submitted plans no development shall take place until full details of hard and soft landscape works have been submitted to and approved the Local Planning Authority and the works shall be implemented in accordance with the approved details. These details shall include:-

a. Planting plans
b. Written specifications
c. Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
d. Treatment of hard surfaced areas
e. Implementation Programme
f. Maintenance schedule

7. The approved soft and hard landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of

planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

8. All windows serving rooms labelled En-suite, E.S, WC and/ or Bath, as identified on Drawings No.'s E876/P/HTAPP/01; E876/HTAPP/02; E876/P/HTAPP/03; LE876/HTAPP/04; E876/P/HTBER/01; E876/P/HTBER/02; E876/P/HTBERSA/01; E876/P/HTBERSA/02; E876/P/HTBRA/01; E876/P/HTBRA/02; E876/P/HTBRA/03; E876/P/HTBRA/04; E876/P/HTBU/01 Revision A; E876/P/HTBU/02 Revision A; E876/P/HTBU/03 Revision A; E876/P/HTBU/04 Revision A; E876/P/HTCAP/03 Revision A; E876/P/HTCAP/01 Revision A; E876/P/HTCAP/04; E876/P/HTCAP/02; E876/P/HTCHA/01; E876/P/HTCHA/02; E876/P/HTCHA/03; E876/P/HTCHA/04; E876/P/HTDA/01; E876/P/HTDA/02; E876/P/HTDA/03; E876/P/HTDA/04; E876/P/HTDID/01; E876/P/HTDID/02; E876/P/HTDID/03; E876/P/HTDID/04; E876/P/HTDUN/01; E876/P/HTDUN/02; E876/P/HTDUN/03; E876/P/HTDUN/04; E876/P/HTED/01; E876/P/HTED/02; E876/P/HTMAL/01; E876/P/HTMAL/02; E876/P/HTMAL/03; E876/P/HTMAL/04; E876/P/HTMOR/01; E876/P/HTMOR/02; E876/P/HTSTAU/01; E876/P/HTSTAU/02; E876/P/HTSTAU/03; E876/P/HTSTAU/04; E876/P/HTWHA/01; E876/P/HTWHA/02; E876/P/HTWHA/03; E876/P/HTWHA/04; E876/P/HTWIN/01; E876/P/HTWIN/02; shall be fitted with obscure glass and be retained this way thereafter.

9. No development shall commence on site until details of the routing of construction traffic has first been submitted to and approved in writing by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.

10. For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.

11. For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all construction vehicles shall be parked within the site.

12. Before the first occupation of the respective dwelling hereby permitted, off-street car parking provision shall be made within the application site in accordance with the details shown on Planning Layout Drawing no. E876/P/PL01 Revision J received by the Local Planning Authority on 11 October 2011. The parking areas shall be surfaced, marked out prior to the development being brought into use and shall be so maintained that way thereafter.

13. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 15 metres behind the Highway boundary and shall be hung so as to open inwards only.

14. No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.

15. No development shall commence until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to any residential units first being occupied.

16. If during development, contamination not previously identified is found to be present at the site the local authority must be notified immediately and no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unexpected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to any residential units first being occupied.

17. No development shall commence until a scheme for protecting the residential units on plots 1, 2, 11, 12, 12a, 14, 15, 16, 17, 18, hereby approved from the noise from the adjacent industrial/commercial premises has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be carried out prior to any of these specific residential units first being occupied.

18. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision A dated 7 September 2011, and Drawing Nos. 2 and 5 Revision A (including the following mitigation measures detailed within it).

a) Paragraph 3.2.13 - Maintenance of the surface water attenuation features, including the ditch and cellular storage for the lifetime of the development.

19. Notwithstanding the information provided, no development shall commence until a detailed drainage scheme including the disposal of surface water and foul sewage have first been submitted to and approved by the Local Planning Authority and these works shall be implemented in accordance with the approved scheme. The details shall include but not be limited to:-

a. An assessment of the hydrological and hydrogeological context of the development
b. Limiting the surface water run-off generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
c. Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm.
d. Detailed design (plans, cross sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.
e. Implementation Programme
f. Future adoption and management

The scheme shall be implemented in accordance with the approved details.

20. No development shall commence until a scheme to install trapped gullies or a suitable alternative has first been submitted to and approved by the Local Planning Authority and the development shall be implemented in accordance with the approved scheme.

21. Prior to the occupation of any dwelling, a scheme showing lighting to the southern boundary of the application shall first be submitted to, and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting scheme shall be installed, maintained and operated in accordance with the approved details thereafter.

22. No development shall commence until a method statement outlining method of working, tree protection plan and tree surgery specifications if necessary, have been submitted to and agreed in writing by the Local Planning Authority. All works to the trees hereby approved shall be carried out in accordance with the approved details.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and in the interests of proper planning.

3. To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

4. To ensure that the development has a satisfactory visual appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5. To enable the Local Planning Authority to retain control over the external appearance, in the absence of submitted details to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

6. To ensure that the development has a satisfactory visual appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

7. To ensure that the development has a satisfactory visual appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

8. To safeguard amenities of neighbouring properties to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

9. To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

10. To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

11. To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

12. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan

13. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

14. To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety to accord with Policy T5 of the adopted Hinckley and Bosworth Local Plan.

15. To ensure that risks from land contamination to future users of the site and neighbouring sites are minimised thus ensuring that the land is fit for purpose and to accord with the aims and objectives of PPS23 (Planning and Pollution Control).

16. To ensure that risks from land contamination to future users of the site and neighbouring sites are minimised thus ensuring that the land is fit for purpose and to accord with the aims and objectives of PPS23 (Planning and Pollution Control).

17. The premises are close to industrial units and a noise attenuation measures are required to safeguard the amenities of future occupiers of the plots identified, to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

18. To prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from the site; to reduce the impact of flooding on the proposed development and future occupants and to reduce the risk of flooding to the proposed development and future occupants to accord with Policy NE14 of the adopted Hinckley & Bosworth Local Plan and guidance contained within PPS25.

19. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem, protect the water quality, minimise the risk of pollution and ensure future maintenance of the surface water drainage system to accord with Policy NE14 of the adopted Hinckley and Bosworth Local Plan and guidance contained within PPS25.

20. To protected the water environment to accord with Policy NE14 of the adopted Hinckley & Bosworth Local Plan and guidance contained within PPS25.

21. To protect the appearance of the area, the environment and local residents from impact from artificial light to accord with Policies NE2 and BE26 of the adopted Hinckley and Bosworth Local Plan.

22. To ensure that existing trees are adequately protected during construction in the interests of the visual amenities and character of the area to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

6. If the roads within the proposed development are to be adopted by the Highway Authority, the Developer will be required to enter into an agreement under section 38 of the Highways Act 1980 for the adoption of the roads. Detailed plans will need to be submitted and approved, the agreement signed and all sureties and fees paid prior to the commencement of development.

   If an Agreement is not in place when the development is to be commenced, the Highway Authority will serve APCs in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge MUST be made before building commences.

   The following matters will need to be addressed as part of any s.38 submission:

   - Clarify what the design speed of the proposed roads is intended to be. All junction and forward visibility splays should be shown on an appropriate plan. These should be linked to the design speed/visibility requirements for access ways/roads as detailed in Leicestershire County Council's adopted design guidance 'The 6C's Design Guide - Highways, transportation and development' (Htd).

   - Traffic calming should be provided to HTD Part 3 Table DG8 on the main road to Richmond Primary School. As this is a school zone the dsign speed of the road should be 15mph and therefore there should be some form of traffic calming at least every 40m.

   - The plan should show a clear boundary line of what will be Section 278 and what will be Section 38 works.

   - Traffic Regulation Orders will be required on the estate road to protect frontagers from school related parking problems. Details will need to be submitted and agreed with the County Council's Network Management team prior to the submission of the s.38 documents.

   - The two eastern side roads should have traditional 2m hard surfaced footways as the Highway Authority will not accept grassed areas <10m squared.

7. The Developer will be required to enter into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for works within the highway and detailed plans shall be submitted and approved in writing by the Highway Authority. The Section 278 Agreement must be signed and all fees paid and surety set in place before the Highway works are commenced.

8. During the period of construction, oil and fuel storage will be subject to the Control of Pollution (Oil Storage) (England) Regulations 2001. The Regulations apply to the storage of oil or fuel of any kind in any kind of container which is being used and stored above ground, including drums and mobile bowsers, situated outside a building and with a storage capacity which exceeds 200 litres. A person with custody or control of any oil or fuel breaching the Regulations will be guilty of a criminal offence. The penalties are a maximum fine of £5000 in Magistrates' Court or an unlimited fine in Crown Court. Further details of the Regulations are available from the Environment Agency. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

9. It is recommended that the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom are installed. Power showers are not recommended as they can consume more water than an average bath. Water efficient

versions of appliances such as washing machines and dishwashers are also recommended. For outdoors consider installing a water butt, or even a rainwater harvesting system, to provide a natural supply of water for gardens. Simple treatment systems exist that allow rainwater to be used to supply WC's within the home. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations. Rainwater harvesting utilises a free supply of fresh water and reduces the cost to the environment and the householder.

10. In relation to conditions 15 and 16, advice from Health and Environment Services is attached to this decision notice which includes the Borough Council's policy on the investigation of land contamination. Any scheme submitted shall be in accordance with this policy.

11. Any alteration, building or ground works proposed in the vicinity of Western Power network which may or may not directly affect the cables must notify in detail the Western Power Distribution.

12. This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

13. Any works to the hedgerow must be undertaken outside of the bird breeding period i.e. work to occur between September and the end of February. If this is not possible the, the hedgerow must be checked by a suitably experienced individual for nesting birds. Should nesting birds be present, work must be postponed until the young have left the nest.



Date : 3 September 2012

BILL CULLEN
PROPER OFFICER OF THE COUNCIL

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.

2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.

3. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, by telephoning 0117 372 6372 or online at www.planningportal.gov.uk/planning/appeals/). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.

4. If permission to develop land is 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 may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. 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. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

6. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."

2 The buildings to which these requirements apply are :-

a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.

b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.

c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES – V2.1