

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

1:250 Proposed Access Arrangement/Improvements Rev B,
1:500 Passing Place and Footway Link Proposals Rev C,
1:200 Proposed Site Layout (Dwg No. L04 P2),
1:100 Proposed Elevations Units 9-13 (Dwg No. L19 P2),
1:100 Proposed Ground Floor GA Units 9-13 (Dwg No. L17 P1),
1:100 Proposed First Floor GA Units 9 – 13 (Dwg No. L18 P2),
1:100 Proposed Elevations Sheet 1 Units 1 – 8 (Dwg No. L15 P2),
1:100 Proposed Elevations Sheet 2 Units 1 – 8 (Dwg No. L16 P2),
1:100 Proposed Ground Floor GA Units 1- 8 (Dwg No. L12 P2),
1:100 Proposed First Floor GA Units 1 – 8 (Dwg No. L13 P2),
1:100 Proposed Second Floor GA Units 1 – 8 (Dwg No. L14 P2),
1:100 Typical Parking Barn (Dwg No. L100 P1),
1:100 Typical Parking Barn (Dwg No. L101 P1),
1:200 Demolition Site Layout (Dwg No. L03 P2).

Reason: To define the scope of the planning permission.

3. Prior to their use on the development, samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. Prior to their installation on each dwelling, drawings to a scale of 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme, which shall include details of boundary treatments, together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

7. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk. The results of the assessment shall be submitted in writing to the Local Planning Authority. The submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

8. All new and any replacement rainwater goods shall be cast iron and finished in black.

Reason: To ensure the works reflect the character and appearance of the buildings.

9. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

Reason: To protect the amenities of the occupiers of the proposed dwellings.

10. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

Reason: To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

11. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

Reason: In order to protect wildlife interests, which are afforded special protection.

12. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- A) Details of a tool box talk on the identification and ecology of great crested newts to be made available to all construction staff employed on the project;
- B) Details of an artificial amphibian hibernacula to be constructed adjacent to the site (Details of the design can be found in great crested newt mitigation guidelines - August 2001);
- C) Details of a walk over survey of the site prior to commencement of development, and a destructive search (under the supervision of a licensed great crested newt handler) made of any potential great crested newt habitat (such as rubble piles or sheet materials that are on the site) on the site. Any amphibians found should be relocated to the artificial hibernacula;
- D) Details of storage of material on pallets off the ground, and bulk materials which are to be delivered on site and used within the day of delivery.
- E) Confirmation that excavated trenches will be covered over at the end of each working day with plywood and the edges sealed with sand or soil.

Trenches are to be checked each morning for any amphibians. Any amphibians located are to be moved to the artificial hibernacula. The development shall be carried out in strict accordance with the RAMs as are approved.

Reason: To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

13. Prior to commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:

(i) appropriate measures to control any Invasive Non-Native Species (INNS) on site; and,
(ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Reason: To control and mitigate against any potential nuisance that may arise from invasive species after the commencement and/or completion of development.

14. Prior to commencement of development, the applicant shall submit to the satisfaction of the Local Planning Authority:

- details and location of bat avoidance, mitigation and compensation measures;
- details concerning proposed roof membranes that do not cause risk or incidental injury, capture or killing to bats.

The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

15. The finished floor levels of the development hereby approved shall be set no lower than 300mm above adjacent ground levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

16. The vehicular parking and turning areas as shown on approved drawing(s) No(s). L04 P2 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Reason: To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

17. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Reason: In the interests of highway safety.

18. The existing northern most vehicular access as shown and labelled on approved plan no. L04 P2 shall be permanently closed up prior to first use of the new vehicular accesses hereby approved.
Reason: In the interests of highway safety.
19. Prior to first use of the development hereby approved, the vehicular accesses shall provide visibility splays of 2.4m x 49m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway.
20. The access, highway improvements and passing places as shown on the approved 1:250 Proposed Access Arrangement/Improvements Rev B and 1:500 Passing Place and Footway Link Proposals Rev C, shall be carried out and fully implemented prior to first occupation of the development hereby approved.
Reason: In the interests of highway safety.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A - E of Schedule 2 Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted permission.
Reason: Due to the restricted application site and the character and appearance of the development surrounding area, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.