

Appendix 5: Schedule of suggested conditions in the event of the Inspector being minded to allow the appeal.

Condition 01

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.

Condition 02

The development shall be carried out in strict accordance with drawings nos. 101 Revision A, 102 Revision X, 103 Revision A, 104 Revision A, and 105 Revision X

Reason

To define the scope of the planning permission.

Condition 03

No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Reason

To ensure that trees within the site are afforded sufficient protection during construction works.

Condition 04

Development shall not commence until a scheme to provide visibility splays of 2.4 x 43 metres in both directions, as measured to the nearside edge of the adjoining carriageway, has been submitted to and approved in writing by the Local Planning Authority. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splays shall be provided prior to the first occupation of any of the dwellings hereby granted planning permission and shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason

To ensure that adequate visibility is provided at the site access onto the highway in the interests of the safety of all users of Stringers Lane.

Condition 05

Notwithstanding drawing no. 102 Revision X, no dwelling shall be occupied until vehicular parking and turning areas for each plot have been laid out, surface and drainage in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason

To ensure that parking and turning is provided for each dwelling.

Condition 06

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Reason

To ensure that surface water does not flow onto the adjoining carriageway in the interests of highway safety and to prevent overloading of the highway drains.

Condition 07

Within three months of commencement of development a scheme of hard and soft landscaping, to include the provision/retention of hedges along the southern, east and northern boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be fully implemented prior to the first occupation of the dwellings hereby granted permission, with the

exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

Reason

To ensure that landscaping measures are carried out that are sensitive the rural location of the site and its surroundings.

Condition 08

Any hedgerow planted/retained in accordance with the landscaping scheme required by condition 07 that becomes severely damaged or seriously diseased, or is in poor physiological condition and/or is removed shall be replaced by a hedgerow of similar size and species to those originally required in the next available planting season.

Reason

In the interests of protecting the rural character of the site and its surroundings.