

Appendix 2: Schedule of suggested conditions in the event of the Inspector being minded to allow the appeal.

Condition 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.

Condition 2

The development shall be carried out in strict accordance with drawings nos. C063/011, C063/012 Revision B, C063/013 Revision E, C016/014 Revision F, C063/015 and C063/016 Revision B.

Reason

To define the scope of the planning permission.

Condition 3

No part of the development shall commence until a scheme of surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale that shall be submitted as part of the scheme and thereafter shall be permanently retained.

Reason

To ensure that adequate provision is made for surface water and land water drainage in order to minimise the risk of on-site or off-site flooding.

Condition 4

Development shall not commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the RAMs scheme as approved.

Reason

To ensure the development can take place without adversely impacting upon statutorily protected species.

Condition 5

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 the trees on site that are retained are afforded protection during development works in order to ensure they are not damaged.

Condition 6

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

In the interests of ensuring the materials use are appropriate for the development and take account of the character of the locality.

Condition 7

Prior to first occupation of any dwelling, the vehicular access onto Bryn Glas shall provide visibility splays of 2.4 metres x 25 metres to the north and 2.4 metres x 15 metres to the west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level 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 site access onto the highway in the interests of the safety of all users of Bryn Glas.

Condition 8

Prior to first occupation of each dwelling, its vehicular access shall provide visibility splays of 2.4 metres x 17 in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level 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 point of access of each dwelling onto the private driveway in the interests of the safety of all users of that road.

Condition 9

The vehicular parking and turning areas as shown on drawings No s. C063 Revision E and C063/014 Revision F 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 motor vehicles at all times.

Reason

To ensure that parking and turning is provided for each dwelling in order to minimise the risk of on-street parking occurring in a manner that prejudices access to the development and/or other properties within Bryn Glas

Condition 10

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.