

APPENDIX 2 LIST OF CONDITIONS

1. RESERVED MATTERS (all reserved)

Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:

- a. the layout of the building(s)
- b. the scale of the building(s)
- c. the appearance of the building(s)
- d. the means of access to the site and building(s)
- e. the landscaping of the site.

R To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

2. DETAILS FOR FURTHER CONSIDERATION

Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

R To comply with Section 92 of the Town and Country Planning Act, 1990.

3. DETAILS FOR FURTHER CONSIDERATION

The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

R To comply with Section 92 of the Town and Country Planning Act, 1990.

4. NO GATES WITHIN 5 METRES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

R In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

5. ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam)

R To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.

6. NO PRIVATE SURFACE WATER RUN OFF

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.

R In the interests of highway safety

7. VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 215 metres in both directions measured to the near side 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 near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

R To ensure that adequate visibility

8. SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: Passing bay.

R In the interests of highway safety.

9. (PRE-COMMENCEMENT) COMPREHENSIVE DRAINAGE (SuDS)

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*, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, 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.

R To ensure satisfactory drainage of the site and to avoid flooding.

10. LAND DRAINAGE, FOUL AND SURFACE WATER!

No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

R To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.

11. PHASED INVESTIGATION – LAND CONTAMINATION

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

R In the interests of the amenities of the future occupants of the buildings.

12. VALIDATION REPORT-LAND CONTAMINATION

Each part of the site subject to the remediation under the scheme(s) approved as part of condition 11 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

R In the interests of the amenities of the future occupants of the buildings.

13. PROTECTION OF AMENITY FROM NUISANCE

All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

R To protect the amenities of the occupiers of nearby properties.

14. MATERIAL SAMPLES

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.

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

15. (PRE-COMMENCEMENT) SUBMISSION OF LANDSCAPE SCHEME

No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

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

16. IMPLEMENTATION OF LANDSCAPING SCHEME

The landscaping scheme submitted and approved in connection with **condition no. 15** shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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

17. PERMANENT RETENTION OF SOFT LANDSCAPE SCHEME

The landscaping scheme as carried out in connection with **condition no. 16** shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

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

18. NON STANDARD CONDITION

Details of all boundary means of enclosure to the site shall be submitted and approved in writing by the Local Planning Authority within 3 months of the date of commencement works and shall be carried out strictly in accordance with the details as approved unless otherwise agreed in writing by the Local Planning Authority.

R To protect residential amenity, the general visual amenities of the area and the character of the listed bridge.

19 PROHIBITING FURTHER DEVELOPMENT

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A and E of Schedule 2 Part 1, other than the development hereby granted permission.

R Due to the restricted application site and its relationship with adjoining properties 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.