

APPENDIX 9: Schedule of Suggested Conditions in the event that the Planning Inspector is minded to grant planning permission

Conditions in respect of P/2015/0396/ Appeal APP/H6955/A/16/3147767

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall be carried out in strict accordance with the following drawings:
 - i) TGC/PV0001 DEER Revision A1
 - ii) TGC/PV003 Revision A1
 - iii) TGC/PV004 Revision A2
 - iv) TGC/PV007/01 Revision A1
 - v) TGC/PV009/01 Revision A1
 - vi) TGC/PV0010 Revision A3
 - vii) ZV Racking System – Revision 2
 - viii) Site Design
3. 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.
4. Development shall not commence until a Construction Environment and Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction shall thereafter be carried out in strict accordance with the details as approved.
5. No construction works shall take place until the passing places on Francis Lane, as shown on the approved plans, have been laid out, surface and drained in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

6. No part of the development shall commence until a soft landscaping scheme, to include a timescale for the implementation proposed landscaping measures contained within the scheme has been submitted and approved in writing by the Local Planning Authority. Soft landscaping shall thereafter be carried out in strict accordance with the scheme as approved.
7. The landscaping scheme as carried out in connection with condition no. 06 shall be retained and maintained throughout the lifetime of the development. Within this timescale, 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 hedgerow of the same species as originally planted in the next available planting season..
8. The development hereby permitted shall be removed and the land restored within 25 years of the date of its first use for the generation of electricity or within 6 months of the cessation of the use of the development for the generation of electricity, whichever is the sooner.
9. The decommissioning and restoration of the site shall be carried out in accordance with a method statement that shall be submitted to and approved in writing by the Local Planning Authority within three months of the commencement of development.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To protect trees which are of significant amenity value to the area.
4. In the interests of highway safety
5. In the interests of highway safety
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. In the interests of the visual amenities of the area.
9. In the interests of the visual amenities of the area.

Conditions in respect of P/2015/0397/ Appeal APP/H6955/A/16/3147773

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall be carried out in strict accordance with the following drawings:
 - ix) TGC/PV0001 DEER Revision A1
 - x) TGC/PV003 Revision A1
 - xi) TGC/PV004 Revision A2
 - xii) TGC/PV007/01 Revision A1
 - xiii) TGC/PV009/01 Revision A1
 - xiv) TGC/PV0010 Revision A3
 - xv) ZV Racking System – Revision 2
 - xvi) Site Design
3. 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.
4. Development shall not commence until a Construction Environment and Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction shall thereafter be carried out in strict accordance with the details as approved.
5. No part of the development shall commence until a soft landscaping scheme, to include a timescale for the implementation proposed landscaping measures contained within the scheme has been submitted and approved in writing by the Local Planning Authority. Soft landscaping shall thereafter be carried out in strict accordance with the scheme as approved.
6. The landscaping scheme as carried out in connection with condition no. 05 shall be retained and maintained throughout the lifetime of the development.

Within this timescale, 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 hedgerow of the same species as originally planted in the next available planting season..

7. The development hereby permitted shall be removed and the land restored within 25 years of the date of its first use for the generation of electricity or within 6 months of the cessation of the use of the development for the generation of electricity, whichever is the sooner.
8. The decommissioning and restoration of the site shall be carried out in accordance with a method statement that shall be submitted to and approved in writing by the Local Planning Authority within three months of the commencement of development.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To protect trees which are of significant amenity value to the area.
4. In the interests of highway safety
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of the visual amenities of the area.
8. In the interests of the visual amenities of the area.