

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:-

1:2500 Site Location Plan

Reason: To define the scope of the planning permission.

3. Prior to commencement of the relevant part of works, details of all boundary treatments, including positions, height, appearance and design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as are approved and thereafter retained for the lifetime of the development.

Reason: In the interest of safeguarding visual amenities of the locality in accordance with UDP Policy GDP1.

4. The extended garden area shall be subject to the placement of 500mm of imported soil suitable for residential purposes. Prior to first use of the extended garden area, a Validation Report shall be completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate soils have been placed and the correct depth achieved by provision of photographs and also show that the soil is suitable by tests for contamination on the imported soil.

Reason: The application site was formerly a colliery and therefore remediation measures are required to safeguard residential amenities of the occupiers in accordance with UDP Policy GDP1.