

## **Appendix 7: Suggested conditions in the event of the appeal being allowed.**

1. 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 landscaping of the site

### **Reason**

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

2. 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 two year from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

### **Reason**

*The Council considers that as there is a need to increase the supply of housing in the County Borough it is reasonable to require the reserved matters to be submitted for approval within 2 years of the date of outline planning permission being granted in order to encourage the development to be brought forward at the earliest possible date.*

3. The development hereby approved shall be commenced before the expiry of three 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.

### **Reason**

*The Council considers that as there is a need to increase the supply of housing in the County Borough it is reasonable to reduce the normal 5 year date for commencement in order to encourage the development of the site to be brought forward at the earliest possible date.*

4. This permission provides for a maximum of 189 dwellings.

### **Reason**

*To define the scope of the planning permission*

5. The site access shall be laid out in strict accordance with drawing no. 074-01/GA-02 prior to the occupation of any dwelling erected on the site subject to this planning permission.

### **Reason**

*To define the scope of the planning permission and to provide for a safe means of access to the development of the site.*

6. No part of the development shall until scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved scheme of noise mitigation has been implemented in full.

**Reason**

*To ensure that the amenity of future occupiers of the development is protected from vehicular traffic noise.*

7. No part of the development shall commence until a timetable for the implementation of the measures specified in the Total Heritage Scheduled Ancient Monument Management Plan reference: ROS/16/002 and dated January 2017 has been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in strict accordance with the approved timetable.

**Reason**

*In the interests of protecting Wat's Dyke Scheduled Ancient Monument.*

8. No part of the development shall commence until a scheme for the drainage of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. 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.
- Development shall thereafter be carried out in strict accordance with the details as approved.

**Reason**

*To ensure that effective drainage facilities are provided for the proposed development in the interests of minimising the risk of surface water flooding within the development and in the locality, as well as to ensure that no adverse impact occurs to the environment or the existing public sewerage system.*

9. Development shall not commence until a scheme for the provision of foul sewerage infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of and be informed by a Hydraulic Modelling Assessment. No dwelling shall be occupied until foul sewerage infrastructure has been provided in full and in strict accordance with the scheme as approved.

**Reason**

*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.*

10. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall thereafter be adhered to throughout the construction period. The statement shall provide for:
- i. The parking of vehicles of site operatives and visitors;
  - ii. The loading and unloading of plant and materials;
  - iii. The storage of plant and materials used in constructing the development;
  - iv. Wheel wash facilities;
  - v. Measures to control the emission of dust and dirt from construction works;
  - vi. Measures to prevent damage to Wats Dyke Scheduled Ancient Monument whilst construction works take place;
  - vii. A scheme for recycling/disposing of waste resulting from construction works;
  - viii. Hours of working;
  - ix. Construction vehicle routing and access.

**Reason**

*To protect the occupiers of nearby dwellings and Wats Dyke from potentially adverse impacts during construction works and to ensure that mud is not tracked onto Main Road in the interests of highway safety.*

11. 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:
- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
  - 2) 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;
  - 3) 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;
  - 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
  - 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
  - 6) Method for protecting retained trees during demolition works;
  - 7) Details of all proposed tree works, including felling and pruning

**Reason**

*To ensure that trees and hedges of amenity value are protected during construction works.*

12. No part of the development shall commence until a scheme detailing the provision of a footway/cycleway link across the site from Main Road Rhosrobin to the Plas Acton Road/Blue Bell Lane junction has been submitted to and approved in writing by the Local Planning Authority. The footpath/cycleway line shall be completed in accordance with a timetable to be submitted with the scheme of details.

**Reason**

*To provide for pedestrian and cycling links to and across the site in the interests of promoting accessibility and sustainable travel choices.*

13. The landscaping and layout reserved matters to be submitted for approval pursuant to the requirements of condition 1 shall include a scheme for all areas of open space and greenspace to be provided within the development site, including public amenity space and equipped children's play areas. The scheme shall be implemented in accordance with the approved details and to a timetable to be submitted as part of the scheme.

**Reason**

*To ensure that adequate open space and recreation facilities are provided as required by planning policy CLF5 as well as in the interests of the character and appearance of the development.*

14. As part of the reserved matters, a landscape management plan, to include the timing of the implementation of the plan, management responsibilities, maintenance scheduled and procedures for the replacement of failed planting for all landscaped areas, other than for domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the landscape management plan shall be carried out in accordance with the approved details.

**Reason**

*To ensure landscaped/open space areas are managed in a manner that ensures their visual and recreation value is maintained*