

Applicant	CASTLEMEAD HOMES LTD	Code	BRY P/20
Agent	NIGEL THORNS PLANNING CONSULTANCY WATTON 22 KINGSLAND ROAD SHREWSBURY SY3 7LD	Number Date Received	11/06/201
		Decision Date	

3. Prior to their use on the development samples of all external roofing materials shall be submitted to and approved in writing Planning Authority. The development shall only be carried in accordance with such details as are approved.
4. Notwithstanding the approved plans, this permission only the felling of the following trees, groups of trees or hedges as identified T3, T6, T7, T9 to T11, T14 to T16, T29 G5, G17 and H12 as shown on the Tree Constraints Plan as submitted with the Arboricultural Report.
5. The tree protection measures as shown on the Tree Protection Plan and as confirmed within Section 6 of the submitted Arboricultural Report by Pearce Environment Ltd dated September 2015, shall be implemented and maintained for the duration of the construction and development.
6. No development is permitted on site until a full geotechnical investigation which includes an investigation and an assessment of the stability of the site and full details of the retaining structures to be built within the site. Those structures will ensure the maintenance of root protection details. Those approved in connection with condition 5 has been submitted to and approved by the Local Planning Authority.
7. Before development commences, further tree management and protection details for tree T13 as shown on the Tree Constraints Plan submitted Arboricultural Assessment Report by Pearce Environment Ltd shall be submitted to and approved with the Local Planning Authority.
8. Before any development commences at the site, a scheme for the management and coppice management of trees T18 to T19, T21 to T28 shall be submitted to and approved in writing with the Local Planning Authority.
9. Within three months of commencement of development, full details of the hard and soft landscaping scheme together with a timetable for the implementation of works shall be submitted to and approved in writing with the Local Planning Authority. The soft landscaping details shall include the planting and maintenance of native understorey species within the site, and the details should also include an ecological management plan to incorporate biodiversity measures as part of the landscaping.
10. As part of the development the items raised in para 3.16, 3.17 and 3.34 of the submitted Ecology Appraisal by Pearce Environment Ltd dated September 2015 shall be fully implemented as part of the development.
11. The landscaping scheme including the paving and footpaths shall be submitted and approved in connection with condition no. 9 shall be implemented in all respects within three months of the first use of the site.