

P/2015/0543 – GRANT
Conditions

Procedural

1. ZB01 - 002R

2. ZA01 - 123R

DCWW-4791-S-201-MMB-16-XX-DR-TX-08001 Rev P01

DCWW-4791-S-201-MMB-16-XX-DR-TX-08002 Rev P02

DCWW-4791-S-201-MMB-16-XX-DR-TX-08006 Rev P01

DCWW-4791-S-201-MMB-16-XX-DR-TX-08007 Rev P01

Highways

3.

Prior to first use of the development hereby approved the vehicular accesses shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

R: 038R

4.

There shall be no gates or other means of enclosure across the vehicular access point within 20 metres of the highway boundary.

R: 033R

5. No part of the development shall commence until a scheme detailing the layout, drainage, construction and landscaping of the proposed access onto Cefn Road has been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the development as may be approved. R:026R

6. No part of the development shall commence until a Traffic Regulation Order to reduce the prevailing speed limit along Cefn Road from 60mph to 40mph has been implemented in accordance with a scheme which has first been submitted to and approved in writing by the local planning authority. - 026R

Ecology and trees

7. The development shall be carried out strictly in accordance with the recommendations and methodologies set out at Chapter 5 and Table 5.1 of the approved Preliminary Ecological Appraisal reference DCWW-4791-S-201-MMB-06-RP-NX-19001 dated June 2015. R: In order to ensure that the development does not cause harm to species and habitats which are afforded statutory protection.

8. The development shall be carried out strictly in accordance with the mitigation measures set out at Chapter 3 of the approved Silt Management Plan reference DCWW-4791-S-201-MMB-06-RP-NX-19004 dated June 2015. R: In order to ensure that the development does not cause harm to species and habitats which are

afforded statutory protection or impact upon the integrity of the watercourse in the interests of preventing flooding elsewhere.

9. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

*1) Tree Protection Plan ref no. MMD-329011-C-DR-00-ARB-0002 Rev P2

*2) Arboricultural Report DCWW-4791-S-201-MMB-06-RP-N-19005

No development or other operations shall take place except in strict accordance with the reports as approved. R:060R

10. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. MMD-329011-C-DR-00-ARB-0002 Rev P2. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made. R:136R

11. The tree protection fencing and ground protection measures approved in connection with condition no. 10 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the local planning authority. R:136R

13. No development shall commence until a Biosecurity Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall fully detail appropriate measures to control any invasive and non-native species on site (INNS) and measures or actions that aim to prevent INNS being introduced to the site for the duration of development and restoration. The development shall be carried out strictly in accordance with the detail as may be submitted.

R: In order to ensure that the development does not cause harm to species and habitats which are afforded statutory protection.

Flooding

14. The new bridge shall be constructed in strict accordance with the dimensions as described in the approved Flood Consequences Assessment reference no. DCWW-4791-S-201-MMB-06-RP-N-19006, i.e. with a bridge length of 10m at 29.14 degrees giving an effective width, perpendicular to the flow, of 8.73m, and with soffit level 32.015mAOD, deck level 33.5mAOD and solid parapet 1.1m in height.

R: In order to ensure that there is no increased flood risk as a result of the development.

INFORMATIVES

The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Public Footpath No.39 (Marchwiell)

Public Footpath No.39 (Marchwiell) passes through the development site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section (contact Sean Hanratty on Tel: 01978 729761).

In order to implement the required Traffic Regulation Order, the applicant will need to liaise with our Traffic Engineer – Darren Green on Tel: 01978 729643.

The importing of inert waste onto the site for storage or use in construction, maintenance or improvement works, for example hardcore, soils, must be registered with Natural Resources Wales under The Environmental Permitting (England and Wales) Regulations 2007 and comply with the conditions of the relevant permit. It should be noted that the registration of some exempt activities for the use of waste material for relevant works require a 25 working day consultation period. This is to allow assessment, determination and authorisation prior to commencement of any activity authorised under the relevant permit from The Environmental Permitting (England and Wales) Regulations 2007.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.