

Westergate, Hook Lane

Planning Permission Ref: AL/39/13

Planning Condition No:	Condition Type	Drawing Ref:	Comments
1	INFO	-	This is a compliance/informative condition only.
2	INFO	-	This is a compliance/informative condition only.
3	INFO	-	This is a compliance/informative condition only.
4	PTC	160104/MS - Rev D	Material samples previously submitted under planning Ref: AL/107/16
5	INFO	-	BDW confirm no burning of materials obtained by site clearance or any other source will take place within 6m of the furthest extent of the canopy of any tree or group of trees to be retained on the site or land adjoining it.
6	PTC	ACD AIA & Method Statement (BDWS20440aia-ams), BDWS20440-03A	Please refer to ACD's tree protection fencing plan and AIA
12	PTC	BDWS20440 10A, BDWS20440 11B-Sheet 1, BDWS20440 11B-Sheet 2, BDWS20440 11B-Sheet 3, BDWS20440 11B-Sheet 4, BDWS20440 12C-Sheet 1, BDWS20440 12C-Sheet 2, BDWS20440 12C-Sheet 3, BDWS20440 12C-Sheet 4, BDWS20440 20, BDWS20440man, BDWS20440spec, 160104/BP, BSO/E4462/017 A	Please refer to landscaping, tree protection, tree removal plans and boundary/external finishes plans.

13	Landscaping (hard and soft) shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting seasons followign the first occupation of each phase or subphase of the development, whichever is the sooner, and any trees or plants which, within a period of 5 years from the completion of the development or the completion of the phase or subphase, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the LPA gives written consent to any variation.	INFO	-	This is a compliance/informative condition only. BDW confirm to comply with this condition.
14	Prior to commencement of development or any preparatory works, an ecological enhancement and management scheme shall be submitted to the LPA for approval and is to be based on the recommendations within the supporting ecological statement, as appropriate. All approved details shall then be implemented in full accordance with the agreed timings and details.	PTC	Ecological Mitigation and Management Plan (EMMP) - A096082	Please refer to EMMP
15	Prior to commencement of development or any preparatory works, a lighting strategy shall be submitted to the LPA for approval. All approved details shall then be implemented in full.	PTC	BSO/E4462/017 - RevA	Please refer to lighting strategy plan
16	No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the LPA. Thereafter, the approved lan shall be implemented and adhered to throughout the entire construction period. The plan shall provide details as appropriate but not necessarily be restricted to the following matters: The anticipated number, frequency and types of vehicles used during construction; the method of access and routing of vehicles during construction; the parking of vehicles by site operatives and visitors; the loading and unloading of plant, materials and waste; the storage of plant and materials used in construction of the development; the erection and maintenance of security hoarding; Details of public enagement both prior to and during construction works.	PTC	Construction Management Plan, Construction Method Statement, Traffic Management Strategy	Please refer to Construction Method Statement
17	the vehicular access serving the development shall be constructed in accordance with the approved planning drawing 1313/SK14C prior to the commencement of any other part of the development within the site.	PTC	COMPLIANCE/INFO	BDW confirm that the vehicular S278 entrance will be constructed prior to commencement of house build within the site.
18	Visibility splays of 2.4m by 47m are to be provided at the site vehicular access onto Hook Lane in accordance with the approved planning drawings, prior to the commencement of any other part of the development within the site. Once provided, the splays shall thereafter be maintained and kept free of all obstructions over a height of n0.6m above adjoining carraigeway level or as otherwise agreed.	PTC	BSO/E4462/301 - Rev B	Please refer to S278 drawing/agreement plan
19	Prior to the construction of development, details of vehiclewheel cleaning facilities and a highway cleaning strategy shall be submitted to and agreed in writing by the LPA. The cleaning facilities shall be provided as approved, highway cleaning strategy shall be implemented as approved and all construction vehicle exiting the site involved in constructing or building the development shall have all tyres and wheels cleaned before entering the highway.	PTC	Construction Method Statement	Please refer to point 6 (pg. 4-6) of the Construction Method Statement
20	No dwelling shall be occupied until refuse and recycling bins have beer provided and space has been laid out for their storage in relation to that dwelling in accordance with details that have been submitted to, an approved in writing by, the LPA. Thereafter these areas shall not be used for any purpose other than the storage of refuse ad recycling bins.	INFO/PTO	160104/RP	BDW confirm that bins, and storage for bins, will be provided to a plot prior to the occupation of said plot. Please refer to Refuse Plan.
21	Garages provided on the site shall measure a minimum of 6m x 3m internally.	INFO/COMPLIANCE	160104-DG1, 160104-DG2, 160104-SG1, 160104-SG2, 160104-TG	BDW confirm all garage will measure 3m x 6m (min) internally. Please refer to garage planning drawings.
22	No dwelling shall be occupied until space for that dwelling has been laid out fo the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to, and approved in writing by the LPA. these areas shall thereafter not be used for any purpose other than the parking of vehicles.	INFO/PTO	160104/PP	BDW confirm that parking spaces for vehicles will be constructed prior to the occupation of the plot they serve. Please refer to Parking Plan.
23	An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (WSI) to be submitted to, and agreed in writing by, the LPA before commencement of building works.	PTC	WSI of Archaeological Evaluation - Jan 17	Please refer to Archaeological WSI

25	Before the development hereby permitted commences a Green Travel Plan describing the means by which residents of the development shall be encouraged to travel to and from the site by means other than a private car, shall be submitted to, and approved in writing by the LPA. The approved Green Travel Plan shall be implemented from occupation of the first dwelling within the development and thereafter complied with unless otherwise agreed in writing by the LPA.	PTC	Green Travel Plan - August 2016	Please refer to Green Travel Plan
26	the reserved matters to be submitted pursuant to condition 1 shall be substantially in accordance with the Design and Access statement dated May 2013.	INFO	-	Please refer to Reserved Matters application Ref: AL/107/16