

P16-0421PL
Schedule of Information for Planning Conditions
BN/51/16
October 2017

NO.	SUMMARY	CONDITION WORDING	TRIGGER	DETAILS SUBMITTED
1	APPROVED DETAILS	Development hereby permitted shall be carried out in accordance with the approved details.	Compliance	
2	TIME LIMIT FOR IMPLEMENTATION OF MATTERS	Development to begin before the expiration of 3 years from the date of this permission.	Compliance	
3	RESERVED MATTERS & TIMESCALE	Approval of details of the appearance, landscaping, layout and scale of development (hereafter called 'the reserved matters') for each phase shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved.	Compliance	
4	APPROVED PLANS	The development hereby be carried out in accordance with approved plans no.2585/561 and C-1122(08) 02E but only in respect of those matters not reserved for later approval.	Compliance	
5	SURFACE WATER DRAINAGE	Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to an approved in writing by the LPA. The design shall follow the hierarchy of preference for different types of surface water drainage disposal systems are set out in Approved Document H of the Building Regulations, and the SUDS manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and percolation testing to BRE:365 or similar approval will be required to support design of an infiltration drainage. No building shall be occupied until the complete surface water drainage system	pre-commencement	Engineering Layout 17071-100 Rev D External Works 1 of 3 17071-101 Rev B External Works 2 of 3 17071-102 Rev D External Works 3 of 3 17071-103 Rev B Private Drainage Layout 17071-111 Rev B Private Drainage Layout 17071-112 Rev C Private Drainage Layout 17071-113 Rev A Drainage Area Plan 17071-170 Rev E Flood Routing Plan 17071-190 Rev E Manhole Schedules 17071-200 Rev B Manhole Schedules 17071-201 Rev B Longitudinal Sections 1 of 3 17071-250 Rev B Longitudinal Sections 2 of 3 17071-251 Rev B Longitudinal Sections 3 of 3 17071-252 Rev B Infrastructure Drainage Construction Details 17071-311 Rev A

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		serving the property has been on implemented in accordance with agreed details. Surface water shall not drain into the public highway.		S16 Control Chamber Construction Details 17071-313 Rev A Construction Details Headwall and Attenuation 17071-316 Rev B Private Drainage Construction Details 17071-321 Rev A Private Drainage Construction Details 17071-322 Rev A Private Drainage Construction Details 17071-323 Rev A Pond Cross Sections 17071-330 Calculations - Pond Liner Uplift 12.8.2017 Drainage Strategy Issue 2 dated 30.5.2017 Email from Paul Cann 22.8.2017
6	SUDS MANAGEMENT	The development shall not commence until full details of the maintenance of the proposed SUDS system is set out in a site-specific maintenance manual and has been submitted to, and approved in writing, by the local planning authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life.	pre-commencement	
7	FOUL DRAINAGE	the development shall not commence until details of the proposed foul drainage system have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details	pre-commencement	
8	MATERIALS	No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the local planning authority. The materials so approved shall be used in the construction of the buildings.	pre-commencement	Redrow Materials Layout P16-0421_14-1G
9	GARAGES	Garages provided on the site shall measure a minimum of 6m by 3m internally.	Compliance	

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10	TREE RETENTION	The landscape details referred to in condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. The development shall be carried out in accordance with the approved details. No hedge or tree shall be felled, uprooted or otherwise removed before during or after the construction period except where removal is indicated on a plan approved by the LPA.	RM compliance	Submitted as part of RM BN/51/16
11	TREE PROTECTION	Prior to the commencement of development or other operations being undertaken on site, a scheme for the protection of the retained trees produced in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the approved protection scheme. (b) No operation shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.	pre-commencement	Tree Removal Plan JSL2477_710 Rev D Tree Removal Plan JSL2477_711 Rev D Tree Removal Plan JSL2477_712 Rev D

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		(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. (d) The protective fencing shall be retained intact for the full duration of the construction of the development hereby approved and shall not be removed or repositioned without the prior written approval of the local planning authority.		
12	POS	The reserved matters shall include provision of an open space, play area and amenity areas within the site. The layout details submitted in accordance with Condition 1 shall define the boundaries of such areas, their proposed uses, the items of equipment, means of enclosure and all other Structures to be installed. The development shall be carried out in accordance with the approved details.	RM compliance	Submitted as part of RM BN/51/16
13	BOUNDARY TREATMENTS	No development shall take place until there has been submitted to and approved in writing by the local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected between the dwellings hereby approved. The boundary treatments shall be completed in accordance with the approved details before the dwellings are occupied.	pre-commencement	Proposed Boundary Treatment Plan P16-0421_05-1E Boundary Treatments Details P16_0421_06
14	LMP	The landscape details referred to in condition 1 shall include a Landscape	RM compliance	Submitted as part of RM BN/51/16

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		Management Plan giving long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens. The LMP shall be implemented in accordance with the approved details.		
15	ENERGY	At least 10% of the energy supply of the development shall be secured from renewable or low carbon energy sources. Details and a timetable showing how this is to be achieved, including details of physical works on site shall be submitted to and approved in writing by the LPA (as part of the RM). The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.	RM compliance	Submitted as part of RM BN/51/16
16	CFSH	The dwellings shall achieve Level 3 CFH (or any such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a final Code Certification has been issued for it certifying that Code 3 has been achieved.	Occupation	Subject to NMA
17	ECOLOGY	Prior to the commencement of development full details of ecological enhancement measures shall be submitted to and approved in writing by the local planning authority. These shall include details of an ecological management plan for the construction phase of the development. The approved details shall thereafter be implemented prior to the first occupation of the development hereby approved.	pre-commencement	RPS Ecological Mitigation and Enhancement Plan JSL2477_871 rev B (August 2017)

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18	ECOLOGY	Prior to the commencement of development or preparatory works on site, a detailed mitigation and translocation plan for reptiles supporting the reserved matters applications(s) identifying timings and exclusion strategy and features to be employed to improve the receptor site(s) shall be submitted to and approved in writing by the local planning authority. Mitigation shall then be implemented in accordance with the approved details and timing of the works under the supervision of an Ecological Clerk of Works unless otherwise agreed in writing by the local planning authority.	pre-commencement
19	ECOLOGY	Prior to the commencement of development or preparatory works on site, and in accordance with the Bat Survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats and oversee the 'soft-felling' of trees that have an identified potential for use by bats. Should protected bat species be present, work must stop and Natural England informed. A licence may be required from Natural England may be required before works can recommence, NE will advise. Prior to the commencement of development or preparatory works on site a scheme showing a bat-sensitive lighting strategy produced in liaison with the consultant ecologist shall be submitted for approval along with a detailed plan showing how additional roosting features will be provided on existing mature trees. The development shall be carried out in	pre-commencement

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		accordance with the approved details.		
20	NOISE	No part of any dwelling shall be located within 15 m from the boundary fence with them away. Construction work shall not commence until a detailed scheme setting out the mitigation measures for noise sensitive facades and amenity areas, as informed by an agreed noise assessment, has been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings.	RM compliance	Noise Assessment JAE9392-REP1-R5
21	GREENACRES LINE	No part of the development shall be occupied until the pedestrian and cycle link has been provided through the adjoining (Goodacres) site in accordance with the plans and details which are been submitted to and approved in writing by the LPA.	Occupation	Site Layout P16-0421_03H
22	WHEEL WASHING	No Works shall be carried out in the site unless and until an effective vehicle wheel washing facility has been installed in accordance with the details which have been submitted to and approved by the LPA. Such facility shall be retained in working order throughout the period of work on site to ensure that vehicles do not carry mud into the public highway.	pre-commencement	APPROVED
23	CONSTRUCTION OF ROADS	No development shall take place unless and until details of the layout and specification of and construction programme for the roads, including the proposed access into the site, footpaths, foul and surface water drainage and means of disposal have been	pre-commencement	Proposed Roads Construction Program and Details 7430_3.6.002

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		submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details		
24	VISIBILITY SPLAYS	No part of the development shall be occupied until visibility splays of 2.4m by 43m to the west and 2.4m by 47m to the east have been provided at the proposed site vehicular access onto Lake Lane in accordance with the approved drawings. Once provided the splays shall thereafter be retained and kept free of all obstructions over a height of 0.6m above the adjoining carriageway level.	Occupation Compliance	Subject to NMA
25	PEDESTRIAN SPLAYS	No part of the development shall be first occupied until pedestrian visibility splayed of 2 m x 2 m have been provided either side of the proposed vehicular access onto Lake Lane in accordance with the plans and details for submitted to and approved in writing by the LPA.	Occupation	Site Layout P16-0421_03H Access Road Visibility Splay C85102-SK-001
26	TRAVEL PLAN	No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority."	Occupation	Residential Travel Plan 170624/rebar2 Welcome Pack