



Brookbarn – Conditions

LU/385/14/PL



Prepared by: Anesco Limited

The Green, Easter Park, Benyon Road, Reading, RG7 2PQ

11th June 2015

Rev A

Overview



Condition	Documents / Comment
1	We will comply in full
2	We will comply in full
3	Con 3 - Anesco Solar Farm Materials
4	We will issue the letter after construction is complete
5	We will issue this near the end of the permission
6	We will comply in full
7	We will comply in full
8	Con 8 - Landscaping Scheme
9	We will comply in full
10	Con 10 - Brookbarn Farm Traffic Management Plan Rev1
	Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan
11	Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan
12	Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan
13	We will comply in full
14	Currently in consultation with EA
15	Currently in consultation with EA
16	Currently in consultation with EA
17	Currently in consultation with EA
18	Currently in consultation with EA
19	We will comply in full
20	We will comply in full
21	Currently in consultation with Network Rail

Condition 3

No development shall commence until details of the associated inverter stations, transformers, circuit breaker enclosure, metering cabinet, CCTV (including the pole mountings) and deer fence security fencing have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Discharge documents:

- Con 3 - Anesco Solar Farm Materials

The document outlines the materials and colour for all major components of the solar farm. There is no CCTV on site.

Condition 8

No development shall take place until a landscaping scheme, including details of new hedgerows to be planted and the 'gapping-up' of existing hedgerows in and around the site, as well as a timetable for implementation/planting has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and timetable. Any trees/shrubs or plants which die, are removed



or become diseased within 5 years of planting shall be replaced during the next planting season with trees/shrubs/plants of a similar size and species.

Discharge documents:

- Con 8 – Landscaping Scheme

This document was included in the original application as part of the LVIA (Appendix 4, p. 49). The plan details all new landscaping features.

All Landscaping will take place the next planting season following commencement of the generation of electricity.

This ensures that all landscaping features are finished at the earliest possibility without being damaged during construction.

Condition 10

Access to the site shall be from Old Mead Road only, in accordance with detailed plans to be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority. Thereafter, it shall be retained for its intended purpose.

Discharge documents:

- Con 10 - Brookbarn Farm Traffic Management Plan Rev1
- Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan

These documents give details on the Access arrangements for this site. They are working documents and are subject to change if any problems occur.

Condition 11

No development, hereby approved, shall be occupied until provision for parking, turning, loading and unloading of vehicles associated with the development clear of Old Mead Road and any adopted highway has been provided in accordance with plans to be submitted to and approved by the LPA after consultation with the CHA. Provision should thereafter be maintained solely for the purpose of the parking and turning of vehicles clear of any adopted highway and Old Mead Road.

Discharge documents:

- Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan

This document covers aspects including those in the condition. As stated above this is a working document and subject to change to follow best practice.

Condition 12

Prior to development commencing, a Construction Management Plan shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the Highway Authority. This shall require the applicant and contractors to minimise disturbance



during both the construction and demolition phases of the development and will include (but not be limited to) details of the following information for approval:

- the phased programme of construction works;*
- the means of access and road routing for all construction traffic associated with the development;*
- provision of wheel washing facilities and details of their operation and location;*
- Details of street sweeping;*
- construction working times including delivery times;*
- details of a means of suppressing dust arising from the development;*
- details of all proposed external lighting to be used during construction;*
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;*
- details of areas to be used for the storage of plant and materials associated with the development;*
- details of the temporary construction site enclosure to be used throughout the course of construction (including access gates).*
- Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details).*
- Evidence of consultation with neighbours prior to works commencing.*
- Details of any temporary traffic management that may be required to facilitate the development including Chapter 8 traffic signage.*
- Commitment by the applicant to any road repairs (as may be identified) at junction of Old Mead Lane with A284 Lyminster Road and to Old Mead Road itself (will require before and after survey of said roads). A Section 59 Agreement may be necessary for parts of the adopted highway network - WSCC can advise on request. Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.*

Discharge document:

- Con 10, 11 and 12 - Brookbarn Farm SHE Quality Plan

This document is a Construction Management Plan from our Health and Safety consultant and addresses all aspects of this condition. As stated above this is a working document and subject to change to follow best practice.