

Conditions List & responses

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Agreed.

2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Dwg. no. 839-01 Rev. A and Dwg. no. 839-02) and specifications as approved unless required by any other conditions in this permission.

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Agreed

3 Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Material panels will be constructed on site or materials dropped in at your offices prior to commencement.

4 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Please find attached drawing 839 -03 showing the topographical levels as requested

5 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan

Tree protection measures are included. A tree plan is included in the previously submitted tree survey.

6 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Please refer to drawing 839-03 included with this conditions application

7 Prior to commencement of development, details regarding the pruning of the existing hedge to the front of the parking area shall be submitted and approved by the Local Planning Authority.

Please refer to drawing 839-03 included with this conditions application

8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning

Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

A method statement is included with this application.

9 Prior to the first occupation of the development hereby permitted, the proposed on-site car parking shall be laid out in accordance with the approved plan. The vehicle parking area must be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development. #

Agreed.

10 The gradient of the vehicular access shall not exceed 1:12..

Agreed.

11 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Agreed.

12 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Agreed.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Agreed.

Information supplied

- Tree protection measures
- Topographical information- drawing number 839-03
- Method Statement
- Tree Survey including plan of trees