NOTE TO FILE

JBA Project Code	2016s3858
Contract	WATI and Doveside
Client	Garganey Trust
Day, Date and Time	28/11/2018
Author	A Jones
Reviewer / Sign-off	
Subject	Conditions and Supporting Documents

This note to file provides a summary of the conditions (related to planning reference 2017/1264) requiring additional information to be supplied by the applicant, and the relevant file name of the of the supporting documents that have been submitted.

Condition	Full Condition	Summary of documents required	Name of file of documents supplied
3	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. Development shall be carried out in accordance with the approved details and shall thereafter be retained	Information on Doveside boundary treatment Yorkshire Wildlidfe Trust have supplied a map and details of the fence treatments at Doveside	Condition 3 - Doveside Boundaries
5	No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include: The programme and method of site investigation and recording. The requirement to seek preservation in situ of identified features of importance. The programme for post-investigation assessment. The provision to be made for analysis and reporting. The provision to be made for publication and dissemination of the results. The provision to be made for deposition of the archive created. Nomination of a competent person/persons or organisation to undertake the works. The timetable for completion of all site investigation and post-investigation works. Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.	Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and an email from Andy Lines approving the documents	Condition 5 - email from Andy Lines Condition 5 - Mitgation WSI July 2018 v2 Condition 5 - General Arrangement and archaeology (latter two documents are the attachments referred to in the email from Jane Richardson on the 126th November in the Condition 5 - email from Andy Lines email chain)
6	Prior to commencement of development full details of the mitigation measures identified in the Ecological Survey: The Construction Method Statement before any works commence; The pre-construction badger survey; The invasive plants summer survey prior to construction commencing; Including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.	Construction Method Statement provided by Bitterns Excavation (the contractor)	Condition 6 7 and 10 - Method Statement
		pre-construction badger survey;	Condition 6 - Badger Survey
		invasive plants summer survey	Condition 6 - Invasive Survey
		Details of the actual enhancements the applicants are offering. This is detailed in two emails from Jeff Lunn - Chair of the	Condition 6 - Enhancement Email 1 and 2

		Gargeney Trust	
7	Prior to any work commencing, the applicant shall submit to BMBC for their approval a noise and dust management plan detailing how they will control noise and dust during construction. Once approved the applicant shall adhere to the noise and dust management plan at all times.	Noise and dust management plan is contained within the method statement	Condition 6 7 and 10 - Method Statement
8	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 Arboricultural method statement	The following have been provided in an Arboricultural Method Statement and its appendices -Tree protective barrier details - Tree protection plan - Arboricultural method statement	Condition 8 - Arb Method Statement
10	Prior to any work commencing the applicant shall submit a construction method statement detailing the routes to be taken, and types of vehicles to be used, during the construction period. The approved statement shall then be adhered to throughout the construction period	a construction method statement detailing the routes to be taken, and types of vehicles to be used, during the construction period see condition method statement	Condition 6 7 and 10 - Method Statement
11	Upon commencement of works on the Doveside Scheme a Management Plan detailing the ongoing management of the Doveside wetland habitat shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of how water levels on the site will be monitored and managed in consultation with local residents and the Management Plan shall be implemented in accordance with the approved details for the lifetime of the development.	Doveside Management Plan written by the Gargeney Trust and Yorkshire Wildlife Trust	Condition 11 - Doveside Management Plan