

Discharge_ Planning Conditions	Job_ Reference	Planning Approval_
Schedule_ Of Conditions	24_ 816 10 Kirkfield Close_ Cawthorne	2024/1080

Condition_	Description_	Type_	Action_	Submitted_
1_	The development hereby permitted shall be begun before the expiration of 3 years from the date of permission 03_04_2025	Permanent	Client_ Main Contractor	N/A
2_	Approved development shall be carried out strictly in accordance with the plans and specifications as approved. See Planning permission	Permanent	Client_ Main Contractor_ Architect	N/A
3_	Notwithstanding the submitted details, upon commencement of development full details of soft and hard landscaping, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained, and the surface materials to be used in the construction of the access track, have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the development being brought into use.	Upon commencement	Client_ Main Contractor_ Architect	August 2026
4_	Full details of the proposed external materials shall be submitted for approval in writing by the Local Planning Authority	Upon Commencement	Main Contractor_ Architect_Client	August 2026
5_	Upon commencement of development a plan indicating the position, and specifying the type, height and materials of the boundary treatment(s) and access gates to be erected, shall be submitted to and approved in writing by the Local Planning Authority.	Upon Commencement	Client_ Main Contractor_ Architect	August 2026

6_	Notwithstanding the submitted details, a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s) shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented and maintained for their designed purpose in accordance with the approved scheme and retained thereafter. The scheme shall include, but not limited to, the following details: • Description, design or specification of the type of feature(s) or measure(s) to be undertaken; • Materials and construction to ensure long lifespan of the feature/measure; • A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; • When the features or measures will be installed within the construction, occupation, or phase of the development.	Ongoing	Client_ Main Contractor	TBC
7_	The dwelling hereby permitted shall be constructed as a custom/self-build property as defined in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015. The dwelling shall only be occupied as a custom/self-build dwelling in accordance with Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 for a period of at least 3-years from date of the first occupation of the dwelling. In the event that the dwelling is not built and occupied for a minimum 3-years as a custom/self-build property, a biodiversity net gain plan shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity net gain plan shall be implemented in accordance with the approved details.	Upon Completion	Client_ Main Contractor	N/A

8_	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling 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.	Permanent	Main Contractor_	N/A
9_	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the detached garage hereby permitted shall not be used for any purposes other than the garaging of private motor vehicles and domestic storage use without the grant of further specific planning permission from the Local Planning Authority.	Permanent	Main Contractor_	N/A
10_	Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.	During Construction	Main Contractor_	N/A
11_	There shall be no burning of any material within the development site during the demolition and construction phases.	Permanent	Main Contractor_	N/A
12_	Rainwater goods and downpipes shall be black.	Permanent	Main Contractor_	N/A
13_	Windows and door frames shall be mounted in the reveal a minimum of 100mm.	Permanent	Main Contractor_	N/A
14_	The roof shall be covered with a good quality artificial stone slate laid in diminishing courses with matching ridge tiles.	Permanent	Main Contractor_	August 2026

15_	Walls shall utilise natural split faced square coursed sandstone (not exceeding 140mm) similar in appearance to that seen in historic buildings in the immediate vicinity. Corner quoins, gables, string courses and openings shall utilise smooth natural sandstone ashlar.	Permanent	Main Contractor_	August 2026
16_	Prior to the development being brought into use, any redundant vehicular accesses shall be reinstated as full height kerb (and footway/verge).	Upon completion	Main Contractor_	N/A
17_	Before the access hereby approved is brought into use, the existing access onto Kirkfield Close to the south-west within the development site shall be closed to all vehicles.	Upon completion	Main Contractor_	N/A
18_	The access, parking and 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 access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.	Permanent	Main Contractor_	N/A
19_	The gradient of areas for vehicular and pedestrian use shall not exceed 1 in 20.	Permanent	Main Contractor_	N/A

20_	Boundary treatments to the front (south) of the development shall be set at a height no greater than 0.9 metres above the level of the near side channel line of the public highway to ensure the visibility. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m which would obstruct visibility, which shall be maintained free of obstruction and retained thereafter.	Permanent	Main Contractor_	N/A
21_	All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	Permanent	Main Contractor_	N/A