RE: 2021/0142 – Residential Development of 42 Dwellings off Mt Vernon Rd, Worsborough

Discharge of Condition Pack Schedule
15th September 2021

Discharge of Condition Cover Note

Dear Sirs/Madam,

Please find enclosed a pack of drawings and documents in order to discharge the planning conditions attached to the Full Planning Consent for the proposed Residential Development of 42 dwellings off Mount Vernon Road, Worsborough (Planning Reference: 2021/0142).

It is our understanding from the decision notice that the following conditions are informative and do not require any formal information to be submitted:

No.	Conditions	Submitted Information
1	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	No Information Required for Submission to Discharge
2	The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission: The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved: 2040.01 REV V 2021 - Planning Layout received 24/05/21 2040.02 Location Plan 2040.03 REV Q - Boundary and Finishes Plan received 24/05/21 2040.09 - POS Area Plan Mount Vernon Housetype Portfolio - Issue 05 - rec'd 09/04/21 R-2416-1 REV H - Landscape Masterplan rec'd 25/05/21 R-2416-2D Landscape Details 1 of 2 rec 25/05/21 R-2416-3C Landscape Details inc LAP 2 of 2 rec 25/05/21 45521_118D - External Works - Sheet 1 received 24/05/21 45521_119D - External Works - Sheet 2 received 24/05/21 45521_100 REV C Engineering Layout received 24/04/21 45521_103C S38 layout received 24/05/21 45521_107C surfaces and kerbing layout rec 24/05/21 45521_002 REV B Drainage Appraisal SL20-51 Street Lighting Plan SI-5129-01 - Climbed Endoscope Tree Inspection P-5129-01 - Ecological Report Arboricultural Impact Assessment and Tree Survey AR-5129-02.01 by Brooks Ecological received 24/05/21 Bird and Bat Box Plan by Brooks Ecological GeoEnvironmental Appraisal by Lithos Transport Statement by SCP Existing Housing Stock Dormer Analysis Construction Management Plan dated 21/10/20 Heritage Statement by MB Heritage DH-SD-701 rev B Entrance Feature received 24/05/21	No Information Required for Submission to Discharge
12	Prior to the first occupation of the development, one EVCP's shall be installed at each dwelling to a minimum specification of "mode 3", minimum 7 kW (32 AMP) and retained thereafter available for that specific use.	No Information Required for Submission to Discharge

13	Prior to the occupation of any dwelling hereby approved the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway (Mount Vernon Road) in accordance with details submitted to and subsequently approved in writing by the LPA.	No Information Required for Submission to Discharge
14	Prior to the first occupation of the development hereby permitted a visibility splay having dimensions of 2.4m x 43m shall be provided at the junction with Mount Vernon Road. The splay shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.	No Information Required for Submission to Discharge
15	Prior to the completion of the development the approved scheme of ecological mitigation, enhancement and maintenance as set out in the Bird and Bat Box Plan shall be implemented in full. Thereafter the development shall be carried out in accordance with the approved measures.	No Information Required for Submission to Discharge
16	Construction and deliveries shall only take place between Monday to Friday 0800-1800 and Saturday 0900-1300. There shall be no work or deliveries on Sundays or Bank Holidays.	No Information Required for Submission to Discharge
17	All in curtilage planting, seeding, turfing or landscape mitigation measures 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.	No Information Required for Submission to Discharge
20	The gradient of the vehicular access shall not exceed 1 in 12 as measured from edge of the adjacent carriageway.	No Information Required for Submission to Discharge
21	Pedestrian visibility splays having dimensions of 2m x 2m shall be safeguarded at the drive entrance/exit. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6m to the rear of the footway/ verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.	No Information Required for Submission to Discharge
22	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.	No Information Required for Submission to Discharge
23	All redundant vehicular accesses shall be reinstated as kerb (and footway) prior to the development being brought into use.	No Information Required for Submission to Discharge

Taking this into account, please find enclosed information to discharge the following planning conditions:

No.	Conditions	Submitted Information
3	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: 1. The programme and method of site investigation and recording. 2. The requirement to seek preservation in situ of identified features of importance. 3. The programme for post-investigation assessment. 4. The provision to be made for analysis and reporting. 5. The provision to be made for publication and dissemination of the results.	• WSI

	6. he provision to be made for deposition of the archive created. 7. Nomination of a competent person/persons or organisation to undertake the works. 8. 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.	
4	No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of: i. A plan to a scale of 1:1250 showing the location of all defects identified ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey. On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.	• Mount Vernon Road Dilapidation Survey
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 Arboricultural method statement	• AR-5129-02.01 (Arboricultural Report & Method Statement)
6	No development shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter be constructed in accordance with the approved details.	• 45521/101/C – Long-sections Sht 1 • 45521/102/E – Long-sections Sht 2 • 45521/103/G – S38 Layout • 45521/104/C – S38 Highway Construction Details Sht 1 • 45521/105/D – S38 Highway Construction Details Sht 2 • 45521/106/C – Road Contours Layout • 45521/107/G – Surfaces and Kerbing Layout • 45521/109/G – S104 Layout • 45521/110/B – S104 Construction Details • 45521/113/F – Manhole Schedules • Duchy Homes Attenuation Tank Details Rev A • SL20-51-A – S38 Street lighting Design
7	No development shall take place unless and until full surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.	• 45521/101/C – Long-sections Sht 1 • 45521/102/E – Long-sections Sht 2 • 45521/109/G – S104 Layout • 45521/110/B – S104 Construction Details • 45521/113/F – Manhole Schedules • 45521/115/C – Plot Drainage Layout Sht 1 • 45521/116/D – Plot Drainage Layout Sht 2 • 45521/125/B – Demarcation Chamber

		Schedule • 45521/130/B – MHS102 Hydrobrake Details • Duchy Homes Attenuation Tank Details Rev A • Worsborough – S104 Technical Approval Notice
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: i. The parking of vehicles of site operatives and visitors ii. Means of access for construction traffic iii. Loading and unloading of plant and materials iv. Storage of plant and materials used in constructing the development v. Measures to prevent mud/debris being deposited on the public highway.	• Construction Management Plan Rev A • MVR-CP-001-A – Construction Phase Plan Rev A
9	No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.	• 2040.01.X – Planning Layout • 2040.CS – Cycle Store
10	Upon 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.	• 45521/118/E – External Works Sht 1 • 45521/119/D – External Works Sht 2
11	Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be thereafter be carried out in accordance with the approved details.	• FN0022448-1 – Fibre Network Layout • Openreach confirmed registration
18	All out of curtilage planting, seeding, turfing or ecological mitigation measures comprised in the approved details of landscaping shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.	• DH-WORS-POS-001 – POS Timetable Plan
19	A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.	• TG1244 Landscape Management Plan

I trust you find the enclosed documents satisfactory in order to discharge the planning conditions, but if you have any comments, please let me know and I will update accordingly.

Many Thanks,

[redacted]

Ben Mansell
Technical Coordinator