

## Condition Compliance Details

For

## Outline Planning Permission H16-0101-11

For

**JP Builders**



## Planning Conditions and Details

1. Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Refer to separate application

2. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters

i) The external appearance of building(s), including a schedule of external materials to be used;

Facing Brickwork to be Hanson Clumber Red

Roof Covering to have Rustic Double Pantiles by Sandtoft

White uPVC Windows and Doors

White uPVC fascia and Soffit

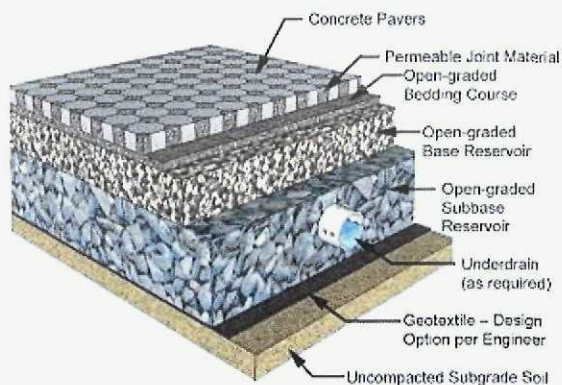
White Rainwater Goods

ii) The landscaping of the site;

Refer to design plans

iii) The means of sewage and surface water disposal;

Refer to design plans for sewage layout. The storm water from the dwellings will be discharged to individual soakaways. The road and private drives / parking areas will be constructed as a permeable road surface as image below:



*iv). The existing and proposed site levels and floor levels of the buildings and hard surfaced areas.*

**Refer to design plans**

*3. The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg. nos. 1845-01; 1845-02.D and 1845-03.A, received 14 February 2011, unless otherwise agreed in writing by the Local Planning Authority.*

**Statement**

*4. No development shall commence until a scheme for the provision and phasing of a minimum of one third of the total residential units as affordable housing on the site to meet local housing needs has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify how the affordable housing is to be provided in each phase, whether by means of a non-profit registered provider or otherwise, and the timing of delivery. In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.*

**Refer to separate application**

*5. Prior to the commencement of the development hereby permitted, details of proposals for parking all vehicles associated with the construction works, including employees private cars, clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved.*

**Temporary access & Parking areas will be provided in Plots 7 & 8 location with access from St Johns Road until such a time as the main access road has been constructed and parking will be at the relevant plots where trades are working**

*6. Before the commencement of the development hereby permitted details of the hours of working during the construction period shall be submitted to and approved in writing by the Local*

*Planning. Work shall only take place during the hours so approved unless otherwise agreed in writing by the Local Planning Authority.*

|                        |                      |
|------------------------|----------------------|
| <b>Monday – Friday</b> | <b>07.00 – 17.00</b> |
| <b>Saturday</b>        | <b>08.00 – 12.00</b> |

*7. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.*

**Pressure Washer will be provided at site entrance with a site board requesting all trades are responsible for cleaning the own wheels**

*8. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing. i) If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion. ii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA. iii) Two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The*

*report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A. The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.*

**Refer to Contamination Report**

*9. Before the commencement of the development hereby permitted, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.*

**Bollard lighting as shown on design plans with Dusk / Dawn lighting outside the front of each dwelling.**

*10. Prior to the demolition of 49 Hawthorn Bank a report prepared by a qualified bat ecologist shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The report(s) shall identify whether or not there are any bat colonies or roosts on the site within both trees and buildings. Should any such bat colonies or roosts be found on the site a detailed mitigation strategy shall submitted to and approved in writing by the Local Planning Authority in consultation with Natural England in respect of the bat population on the site. The mitigation strategy shall include the following elements and shall be implemented in full in accordance with a timetable to be approved in writing by the Local Planning Authority in consultation with Natural England: i) Any buildings with nationally or internationally important bat roosts (this may involve large numbers of bats, less common species or a maternity roost) shall be retained on site unless an alternative roost which is proven to be successful can be provided; ii) Where any locally important roosts are to be demolished this should take place under the supervision of a licensed bat ecologist and should take place when bats are absent (usually in winter). Alternative roosts of a design and in locations to be approved shall be provided on the site. Reason: To ensure that any bats and bat roosts on the site are protected, or that alternative roosts are provided. This Condition is imposed in accordance with national guidance contained in Section 11 of the National Planning Policy Framework.*

Refer to separate report

*11. No development shall commence until details of secure cycle storage facilities for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented for each dwelling prior to occupation and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.*

Plots 1-3,7 & 8 to have a 6'x4' secure timber shed within each garden and Plots 4-6 will use the detached garages

*12. Prior to the commencement of development, a schedule of external improvement works to 51 Hawthorn Bank shall be submitted to the Local Planning Authority. The improvement works to 51 Hawthorn Bank, as approved by the Local Planning Authority, shall commence concurrently with any demolition of 49 Hawthorn Bank. The external improvement works shall be substantially completed before first occupation of any part of the development hereby approved.*

Making good of the party wall will involve the following where applicable:

-Existing wall is 9" thick then external insulation to be applied with a 'Monocouche' Cream render finish over insulation

-Existing Wall is 4" thick then a new lightweight blockwork wall will be constructed in front of existing and then insulated and render as above.