

The following table explains how the agreed planning conditions comply with the tests set out in paragraph 55 of the Framework and Section 100ZA of the Town and Country Planning Act 1990.

Condition	Policy Context	Necessary to make the development acceptable in planning terms	Relevant to the development and to planning considerations generally	Sufficiently precise to make it capable of being complied with and enforced	Reasonable in all other aspects	Pre-commencement condition
01 The development hereby permitted shall not begin later than three years from the date of this permission	N/A	Necessary to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004	Yes	Yes	Yes	N/A
02 The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference: Planning Layout – P-01 Rev. P; Tenure Plan – A 871 Drg No. 004 Rev. C; Enclosures Plan – A 871 Drg No. 005 Rev. C; Site Location Plan – A 871 Drg No. 08; External Finishes Plan – A 871 Drg No. 009 Rev. C; Material Plan – A 871 Drg No. 010 Rev. C; and House Type Booklet received 28th May 2020;	N/A	Necessary to define the permission	Yes	Yes	Yes	N/A
03 No part of the development, other than site clearance hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Travis Baker Flood Risk Assessment (FRA) and Drainage Strategy Addendum Report has been	CP9 CP10 DM5	A detailed surface water management plan is necessary to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have	Yes	Precisely states that a detailed surface water drainage scheme must be approved prior to commencement of development. Precisely sets out what the scheme must do. Precisely states how the	Yes. The condition was requested by the Lead Local Flood Authority.	Written agreement sought from the applicant prior to publication of Committee Agenda. Agreed as part of the Statement of Common Ground (SoCG)

<p>submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <p>Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753;</p> <p>Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area;</p> <p>Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA;</p> <p>Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;</p> <p>For all exceedance to be contained within the site boundary without</p>		<p>sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.</p>		<p>scheme shall be implemented.</p>		
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------	--	--

flooding new properties in a 100year+40% storm; Details of STW approval for connections to existing network and any adoption of site drainage infrastructure; and Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term.						
04 No part of the development hereby permitted shall be brought into use until the visibility splays are provided in accordance with drawing SK01-B. The area within the visibility splays referred to in this condition shall thereafter be kept free of obstruction, structures or erections exceeding 0.6m in height.	SP7 DM5	Necessary to maintain the visibility splays throughout the life of the development. Necessary for general highway safety.	Yes	Yes	Yes. The condition was requested by the Highway Authority.	N/A
05 No dwelling forming part of the development hereby permitted shall be occupied until its associated drive/parking area is surfaced in a hard-bound material (not loose gravel) for a minimum of 5 metres behind the Highway boundary. The surfaced drive/parking area shall then be maintained in such hard-bound material for the life of the development.	SP7 DM5	Necessary to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) in the interests of highway safety.	Yes	Yes	Yes. The condition was requested by the Highway Authority.	N/A
06 No dwelling forming part of the development hereby permitted shall	SP7 CP9 DM5	Necessary to ensure surface water from the site is not deposited on	Yes	Yes	Yes. The condition was requested by the Highway Authority.	N/A

be occupied until its associated access/driveway/parking area is constructed with provision to prevent the unregulated discharge of surface water from the access/driveway/parking area to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.		the public highway causing dangers to road users.				
07 No part of the development hereby permitted shall be occupied until an updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan.	SP7	Necessary to promote sustainable travel.	Yes	Precisely states that an updated Travel Plan must be approved prior to occupation of the development. Precisely sets out what the Travel Plan must include. Precisely states how the Travel Plan shall be implemented.	Yes. The condition was requested by the Highway Authority.	N/A
08 No development shall take place, other than site clearance until a Construction Methodology and Management Plan (CMMP) has been submitted to and approved in writing by, the Local Planning Authority. The approved CMMP shall be adhered to throughout the construction period. The CMMP shall comprise the following:	DM5	Necessary to protect the amenity of the surrounding area.	Yes	Yes. Precisely states that a CMMP must be approved prior to of the start of development. Precisely sets out what the CMMP must include. Precisely states that the CMMP shall be adhered to throughout the construction period.	Yes	Written agreement sought from the applicant prior to publication of Committee Agenda. Agreed as part of the Statement of Common Ground (SoCG)

the details of temporary fencing to be erected and retained during the construction period; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; any measures to control the emission of noise, dust and dirt during construction; and hours/days of proposed construction.						
9 Prior to any occupation of the dwellings hereby approved, the boundary treatments applicable to each of those dwelling's plots shown on the approved plan: Enclosures Plan – A 871 Drg No. 005 Rev. C shall be implemented on site. The boundary treatments within plots shall be retained for a minimum period of five years.	CP9 DM5	Necessary in the interests of residential and visual amenity.	Yes	Yes	Yes	N/A
10 No works or development shall take place, other than site clearance until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the Local Planning Authority. This scheme shall include: A plan showing details and positions of the ground protection areas; Details and position of protection barriers;	CP12 DM7 Bi/MU/1	Necessary to protect the existing trees/hedgerows to be retained.	Yes	Yes. Precisely states that an arboricultural method statement and scheme for protection of trees/hedgerows must be approved prior to of the start of development. Precisely sets out what the scheme must include. Precisely states that the all development shall be carried out in full	Yes. The condition was requested by the Tree Officer.	Written agreement sought from the applicant prior to publication of Committee Agenda. Agreed as part of the Statement of Common Ground (SoCG)

<p>Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site;</p> <p>Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing);</p> <p>Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site;</p> <p>Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures; and</p> <p>All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme.</p>				accordance with the statement and scheme.		
<p>11</p> <p>The following activities must not be carried out under any circumstances. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site;</p> <p>No equipment, signage, fencing etc shall be attached to or be supported</p>	<p>CP12</p> <p>DM7</p> <p>Bi/MU/1</p>	<p>Necessary to protect the existing trees/hedgerows to be retained.</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes. The condition was requested by the Tree Officer.</p>	<p>N/A</p>

<p>by any retained tree on or adjacent to the application site; No temporary access within designated root protection areas without the prior written approval of the Local Planning Authority; No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site; No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site; No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site; No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site; and No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the Local Planning Authority.</p>						
<p>12 Prior to the development being first brought into use, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: full details of every tree, shrub, hedge to be planted (including its</p>	<p>CP12 CP13 CP9 DM5 DM7 Bi/MU/1</p>	<p>Insufficient details have been provided and the condition is necessary in the interests of visual amenity and biodiversity, in order to fulfil the policy objectives contained within Core Policies 12 and 13 of the Amended Core Strategy.</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>Written agreement sought from the applicant prior to publication of Committee Agenda. Agreed as part of the Statement of Common Ground (SoCG)</p>

proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.						
13 The approved soft landscaping shall be completed during the first planting season following the first occupation of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations.	CP12 CP13 CP9 DM5 DM7 Bi/MU/1	Necessary to ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.	Yes	Yes. Precisely states when the landscaping shall be completed by. Precisely sets the timeframe during which dead, damaged or diseased specimens must be replaced.	Yes	N/A
14 The development hereby permitted shall be carried out in accordance	DM5	Necessary to protect the amenity of proposed occupiers.	Yes	Yes	Yes	N/A

with the required façade sound insulation details at Table 11 (Section 10.1.2.) of the document Environmental Noise Assessment by noise.co.uk Ltd prepared 25th August 2020 – 21122-1.						
<p>15 Development other than that required for site clearance and / or to be carried out as part of an approved scheme of remediation must not commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.</p> <p><u>Part A: Site Characterisation</u></p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings</p>	DM10	Necessary to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	Yes	<p>Precisely sets out each stage i.e.</p> <p>A: Site investigation, risk assessment and appraisal of remediation options set out in a report which must be approved by the Council.</p> <p>B: Remediation Scheme which must be approved by the Council.</p> <p>C: Implementation of remediation scheme including giving notice to the Council and approval by the Council of verification report.</p> <p>D: Procedure for the reporting of unexpected contamination.</p>	Yes. The condition was requested by the Environmental Health Officer.	Written agreement sought from the applicant prior to publication of Committee Agenda. Agreed as part of the Statement of Common Ground (SoCG)

<p>must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>i.a survey of the extent, scale and nature of contamination;</p> <p>ii.an assessment of the potential risks to:</p> <ul style="list-style-type: none"> • human health; • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; • adjoining land; • ground waters and surface waters; • ecological systems; • archaeological sites and ancient monuments; <p>iii. an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p><u>Part B: Submission of Remediation</u></p>						
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--	--	--

<p><u>Scheme</u></p> <p>A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p><u>Part C: Implementation of Approved Remediation Scheme</u></p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved</p>						
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--	--	--

<p>remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p><u>Part D: Reporting of Unexpected Contamination</u></p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.</p>						
<p>16 The development hereby approved shall be carried out in accordance</p>	<p>CP12 DM7</p>	<p>Necessary to preserve the ecological value of</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>	<p>N/A</p>

<p>with the ecological mitigation measures detailed within the document Ecological Appraisal by fpcr dated May 2020, specifically:</p> <p>Recommendations made by the ecologist in paragraph 4.26-4.30 (page 18), in particular the good practice measures with regards to lighting.</p> <p>Hedgehog holes (13cm by 13cm) should be made in garden fences to allow for hedgehog passage shown on Figure 5;</p> <p>Any areas seen as suitable for breeding birds such as scrub, hedgerows, mature trees, and ground vegetation should be removed outside of the bird breeding season (March to August inclusive);</p> <p>The installation of bat and bird boxes at the locations shown on Figure 5.</p> <p>Where the measures relate to physical interventions such as the hedgehog holes and the bat and bird boxes, these shall be in place prior to the occupation of each of the dwellings the measures relate to.</p>		the site.				
<p>17</p> <p>No part of the development hereby permitted shall be occupied until a scheme for the provision of a new footway on the eastern side of</p>	SP7	Necessary in the interests of highway and pedestrian safety.	Yes	Yes	Yes. The condition was requested by the Highway Authority.	N/A

Eakring Road from Mickledale Lane junction in a northerly direction up to Route 645 cycleway as shown on planning layout P-01.Rev P has been submitted, agreed in writing by the LPA and implemented in full.						
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--	--	--