

Appeal B - Schedule of Conditions

- 1) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) Except where they may be modified by the conditions of this permission, the development shall be carried out in accordance with the following plans and drawings: site location plan, Ref: YOR_2157.001B and Proposed Access Arrangements and Visibility Long Section, Ref: 13072/GA/01(A).
- 5) The details submitted in pursuance of condition 1) shall include section drawings which precisely show the proposed ground levels, finished floor levels and finished eaves and ridge heights of the proposed dwellings on the site. These levels shall be shown in relation to a fixed and known datum point, existing land levels and the eaves and ridge heights of the dwellings immediately to the north-east of the application site.
- 6) The details submitted in pursuance of condition 1) shall make provision for residential development of no greater than two storeys with rooms in the roof permissible.
- 7) There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the local planning authority:
 - a) Detailed engineering drawings to a scale of not less than 1:500 and based on an accurate survey showing:
 - The proposed highway layout including the highway boundary;
 - Dimensions of any carriageway, cycleway, footway and verges;
 - Visibility splays;
 - Accesses and driveways;
 - The highway drainage system and its relationship with the site-wide drainage system;
 - Any lining and signing;
 - Any traffic calming measures, and;
 - All types of surfacing (including any tactile surfacing), kerbing and edging.
 - b) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
 - The existing ground level;
 - The proposed road channel and centre line levels, and;
 - The highway drainage system proposals and its relationship with the site wide drainage system.

c) Full highway construction details including:

- Typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths;
- Cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels;
- Kerb and edging construction details;
- Typical drainage construction details, and;
- The highway drainage system.

e) Details of all proposed street lighting.

f) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

g) Full working drawings for any structures which affect or form part of the highway network.

h) A programme for completing the works.

The development shall only be carried out in accordance with the approved drawings and details.

- 8) No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway or footpath from which it gains access is constructed to base course macadam level and/or blocked paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works shall be carried out in accordance with the programme approved under condition 7).
- 9) No dwelling to which this planning permission relates shall be occupied until the existing access on to Limestone Road has been permanently closed off and the highway restored. These works shall include replacing the kerbs, footway verge to the proper line and level.
- 10) There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road Limestone Road from a point measured 2.5 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 11) The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 12) No development shall take place until precise details (including drawings) for a system for the disposal of surface water from the development have been submitted to and approved in writing by the local planning authority. The details of the proposed system shall:
 - Be based on an assessment of the hydrological and hydrogeological context of the development in accordance with the submitted Flood Risk Assessment Ref: JG/AD/JF/35267-Rp005 Rev A and Drainage Impact Assessment Ref: JG/AD/JF/35267-Rp004 Rev A;

- Specify a design in which surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change (allowing for an additional 30% capacity) and urban creep (allowing for an additional 10% capacity), will not exceed run-off from the undeveloped site following the corresponding rainfall event, and in accordance with Flood Risk Assessment Ref: JG/AD/JF/35267-Rp005 Rev A and Drainage Impact Assessment Ref: JG/AD/JF/35267-Rp004 Rev A;
- Specify discharge to watercourse via a requisitioned sewer, or if evidence is provided which demonstrates that discharge via requisitioned sewer is not reasonably practicable, discharge (surface water from all sources) to the public sewer at an attenuated rate of a maximum of 3 litres per second;
- Specify a maintenance regime for the lifetime of the surface water drainage system;
- Include a phasing plan for the implementation of the system, and;
- Identify exceedance routes which avoid risk to people and property both on and off site.

The system, and the development as a whole, shall be carried out in accordance with the approved system details and the system shall be retained for the lifetime of the development.

- 13) The details submitted in pursuance of condition 1) shall provide for the implementation of the Great Crested Newt Mitigations Solution specified by sections 8, 9, 10, 11, 12, 13 and 14 (unless appropriately updated by a suitably qualified expert, as may be necessary) of the submitted Great Crested Newt Survey and Mitigation Strategy dated 23 February 2018.
- 14) All the trees on the site, and any trees whose canopies overhang the site, which are shown on the Tree Survey Ref: P552/1113-01 (as updated by the review dated 22 June 2015) as being recommended to be retained shall be protected by strong fencing, the location and type to be submitted to and approved in writing beforehand by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

*** End of Schedule of Conditions ***