

Project Planning Condition Tracker



PROJECT No:	1098	PROJECT NAME:	Orchard Street, Newhall
--------------------	------	----------------------	-------------------------

Planning App Ref:	DMPA/2020/0347	Date	02.08.21
Committee Meeting Date:	20 th October 2020	Revision	J
Applicant:	Bowsall Developments Ltd & Trent & Dove Housing		Signed Off
Agent:	JDA		Pending
Summary of Conditions:			Outstanding

No	Conditions Description	Description	Condition Type	Information Required	Approved by Client	Responsibility	Target Date to Submit	Date Submitted	Notes	Date Approved
1	The development hereby approved shall be begun before the expiration of three years from the date of this permission. Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	3 Years	Statement							
2	The development hereby permitted shall be carried out in accordance with plans/drawings as listed below unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990: • 1098_A_DR_000 Site Location Plan as received by the Local Planning Authority on 2nd April 2020 • 1098_A_DR_003 2 Bed Semi-Detached 73sqm Rev A as received by the Local Planning Authority on 2nd April 2020; • 1098_A_DR_004 2 Bed Triple 73sqm Rev B as received by the Local Planning Authority on 15th April 2020; • 1098_A_DR_005 2 Bed Quadruple 73sqm Rev B as received by the Local Planning Authority on 15th April 2020; • 1098_A_DR_006 3 Bed Semi-Detached 85sqm Rev B as received by the Local Planning Authority on 2nd April 2020; • 1098_A_DR_007 3 Bed Wide Fronted Semi-Detached 86sqm Rev B as received by the Local Planning Authority on 2nd April 2020;	Approved Drawings	Statement							

	• 1098_A_DR_002 Proposed Site Plan Rev H as received by the Local Planning Authority on 7th September 2020; • 1098_A_DR_011 Proposed Street Elevations Rev D as received by the Local Planning Authority on 7th September 2020; • 1098_A_DR_009 Electric Vehicle Charging Points and Refuse Collection Rev A as received by the Local Planning Authority on 7th September 2020; • Proposed Levels 19542_DR_C 0801 Rev F as received by the Local Planning Authority on 7th September 2020; and • Proposed Earthworks 19542_DR_C 0803 Rev D as received by the Local Planning Authority on 7th September 2020. • Proposed Development Access Arrangement VN91425-100 Rev E as received by the Local Planning Authority on 7th September 2020 • Visibility Review of Internal Arrangement VN91425-101 Rev B as received by the Local Planning Authority on 7th September 2020 Reason: For the avoidance of doubt and in the interests of sustainable development.									
3	Prior to their incorporation into the buildings hereby approved, details and/or samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The details shall include, as a minimum, colour, coursing and texture. The development shall thereafter be constructed using the approved facing materials. Reason: In the visual interest of the buildings and the surrounding area which is also within the setting of the designated heritage asset the Grade II listed Methodist Chapel.	Materials Bricks	Pre-Installation			Tricas		27.04.21	Application 7, Ref: DMOT/2021/0697 Application validated on 28.04.21. Decision expected 23.06.21. Planner requested brick to be changed on 21.05.21. Materials Schedule-Rev A resubmitted to planning on 27.05.21. Materials Schedule-Rev B resubmitted to planning on 14.06.21.	

									Brick samples dropped off at planning offices on 05.07.21. Materials Schedule-Rev A resubmitted to planning following discussions on bricks and construction details submitted to planning on 02.08.21.	
4	Prior to the construction of a dwelling above floor slab level the following details shall be submitted and approved in writing by the Local Planning Authority: a. Details of the verges, including proposed mortar with no use of dry verge (cloaking tiles), and the eaves; b. Specification including colour, materials and texture for windows, doors, fascia boards and rainwater goods; c. Window/door reveals including cill and lintel details; and d. Porch canopies The buildings shall be constructed in accordance with the approved details and thereafter, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, maintained as such. Reason: In the visual interest of the buildings and the surrounding area which is also within the setting of the designated heritage asset the Grade II listed Methodist Chapel.	Materials Roof, windows, doors, rainwater goods and porches	Pre-Superstructure			Tricas		27.04.21	Application 7, Ref: DMOT/2021/0697 Application validated on 28.04.21. Decision expected 23.06.21. Planner requested details of roof tile on 21.05.21. Materials Schedule-Rev A resubmitted to planning on 27.05.21. Materials Schedule-Rev B resubmitted to planning on 14.06.21. Materials Schedule-Rev A resubmitted to planning following discussions on bricks and construction details submitted to planning on 02.08.21.	

5	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, the dwellings hereby permitted shall not be enlarged or extended, and no buildings shall be erected on the site without the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard. Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the proximity to existing features on or adjacent to the site, and the effect upon neighbouring properties and the street scene which is in the setting of the designated heritage asset the Grade II listed Methodist Chapel.	Permitted Development Rights removed	Statement – Post-Occupation			Trent & Dove Housing				
6	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, no gates, walls, fences or other means of enclosure and no hard surfaces (except as authorised by this permission or allowed by any condition attached thereto) shall be erected or constructed on the site without the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard. Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the proximity to existing features on or adjacent to the site, and the effect upon neighbouring properties and the street scene which is in the setting of the designated heritage asset the Grade II listed Methodist Chapel, so to maintain control in the interests of highways safety, visibility, parking and flood risk mitigation.	Permitted Development Rights removed	Statement – Post-Occupation			Trent & Dove Housing				

7	No development shall take place on site until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it to include both affordable homes to rent and shared ownership homes. The scheme shall include: i. No less than 100% of housing shall be Affordable Housing. ii. The arrangements for the transfer of the Affordable Housing Units to an Affordable Housing Provider; iii. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing except where a third party has fully acquired a shared ownership home or where a rented property has been fully acquired under the Right to Buy Scheme or Right to Acquire; and iv. The occupancy criteria to be used for determining the identity of occupiers of the affordable rented housing which is or remains under the control of the Affordable Housing Provider by means of the District Council's Allocations Scheme or in such form as may be proposed by the Local Authority and the means by which such occupancy criteria shall be enforced. Reason: To ensure that affordable housing is provided on site as stipulated within the supporting documents and in relation to policy noting that a Viability Assessment has concluded no other planning obligations can be provided in connection with this development if it is delivered as 100% affordable housing.	Affordable Housing	Pre-Commencement			Tricas & Trent & Dove Housing		22.03.21	Application 1, Ref: DMOT/2021/0515 Application declared invalid on 7.04.21 and more information requested. More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21.	15.06.21
8	No development shall take place until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for the storage of plant and materials, site accommodation, loading, unloading of goods' vehicles, parking of	Construction Management Plan / Construction Method Statement	Pre-Commencement			Tricas		22.03.21	Application 2, Ref: DMOT/2021/0520 Application declared invalid on 7.04.21 and more information requested.	

	site operatives' and visitors' vehicles, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway and any proposed temporary traffic management. Reason: In the interests of highways safety and pollution control during the construction period of the development.								More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21. More information requested on 03.06.21 and chased on 16.06.21. More information submitted to planning on 07.07.21.	
9	No development, including preparatory works, shall commence until a temporary access for construction purposes has been provided to Orchard Street in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority. The access shall be laid out and constructed to accommodate construction vehicles, laid out at least 6.5m wide. The detailed design shall include measures for warning other highway users of construction traffic entering or emerging from the access. The access shall be retained in accordance with the approved scheme throughout the construction period free from any impediment to its designated use until it is replaced/completed pursuant to the requirements of condition 2. Reason: To ensure safe and suitable access for all users, in the interests of highway safety, recognising that even initial preparatory works could bring about unacceptable impacts.	Temporary Site Access Details	Pre-Commencement			Tricas & Topping Engineers		22.03.21	Application 2, Ref: DMOT/2021/0520 Application declared invalid on 7.04.21 and more information requested. More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21. More information requested on 03.06.21 and chased on 16.06.21. More information submitted to planning on 07.07.21.	
10	Before works to create a new estate street take place, construction details of the residential	Highways	Pre-Construction			Topping Engineers				

	estate street(s) and footway(s) (including layout, levels, gradients, surfacing and means of surface water drainage via a positive gravity-fed system discharging to a public sewer, highway drain or watercourse) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details. Reason: To ensure safe and suitable access for all users, in the interests of highway safety and local character noting the development is within the setting of a designated heritage asset the Grade II listed Methodist Church.									
11	Prior to the first occupation of each dwelling hereby permitted, the new street(s) between each respective plot and the existing public highway shall be laid out in accordance with the plans approved under conditions 2 and 10, constructed to base level, drained and lit in accordance with the County Council's specification for new housing development roads. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageway and footways in front of each respective plot shall be completed with the final surface course within 12 months (or 3 months in the case of a shared surface road) from the first occupation of that plot. Reason: To ensure safe and suitable access for all users, in the interests of highway safety and local character noting the development is within the setting of a designated heritage asset the Grade II listed Methodist Church.	Highways	Pre-Occupation			Topping Engineers				
12	Prior to the first occupation of any dwelling hereby permitted, the new vehicular and pedestrian access to Orchard Street shall be constructed in accordance with the approved plans and provided with visibility sightlines extending from a point 2.4 metres back from the existing carriageway edge, measured along the centreline of the access, for a distance of 37 metres to the north and 43 metres to the south. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation)	Highways	Pre-Occupation			Topping Engineers				

	relative to adjoining nearside carriageway channel level. Reason: To ensure safe and suitable access for all users, in the interests of highway safety.									
13	Plots 14-16 shall not be occupied until the new vehicular accesses have been formed to Orchard Street in accordance with the approved plans and provided with visibility sightlines extending from a point 2.4 metres back from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in each direction measured to a point 1m out from the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level. Reason: To ensure safe and suitable access for all users, in the interests of highway safety.	Highways	Pre-Occupation			Topping Engineers				
14	The frontage boundary treatments to the estate street shall be restricted in height to no more than 1m, measured relative to the nearside carriageway channel level, to ensure 2m x 18m minimum visibility sightlines are maintained to the estate street, in each direction, from individual driveway access points. Reason: To ensure safe and suitable access for all users, in the interests of highway safety.	Planning Restriction - Frontage boundary treatments	Statement			Trent & Dove Housing				
15	Prior to occupation of each respective dwelling, the associated bin storage and/or collection areas and vehicle charging points shall be provided in accordance with approved plans. The facilities shall thereafter be retained for the designated purposes at all times and charging points maintained in good working order. Reason: In the interests of highways safety, waste management, local character and in the interests of protecting and enhancing air quality through reducing and minimising emissions from vehicles.	Bin storage/collection areas and vehicle charging points	Statement -Pre-Occupation /Post-Occupation			Tricas & Trent & Dove Housing				
16	The proposed access driveways to the estate street shall be no steeper than 1 in 14 for the	Highways	Statement			Topping Engineers				

	first 5m from the nearside highway boundary and 1 in 10 thereafter. Reason: To ensure safe and suitable access for all users, in the interests of highway safety.									
17	Each respective dwelling shall not be occupied until space has been provided within the site in accordance with the approved plans for the parking and manoeuvring of vehicles for that dwelling, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use as such. Reason: To ensure adequate parking and turning provision, in the interests of highway safety.	Parking	Pre-Occupation Statement			Tricas				
18	Each dwelling shall be constructed and fitted out so that the estimated consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day, consistent with the Optional Standard as set out in G2 of Part G of the Building Regulations (2015). The developer must inform the building control body that this optional requirement applies. Reason: To ensure that future water resource needs, wastewater treatment and drainage infrastructure are managed effectively, so to satisfy the requirements of policy SD3 of the Local Plan.	Water Consumption	Statement - Building Control to be informed			Tricas				
19	Prior to the first occupation of a dwelling and notwithstanding the plans hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details for soft and hard landscaping shall include specification, sizes, number and locations and where applicable colour and shall reflect the comments provided during the course of the application by the Landscape, Tree and Conservation Officers. All hard landscaping shall be carried out in accordance with the approved details prior to occupation of each respective dwelling, whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of each respective dwelling or the completion of the development, whichever is the	Hard & Soft Landscaping Scheme	Pre-Occupation			Tricas				

	sooner; and any plants which within a period of five years (ten years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation. Reason: In the interest of the visual setting of the development and the surrounding area.									
20	Prior to the first occupation of the development hereby approved a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed; b) Ecological trends and constraints on site that might influence management; c) Aims and objectives of management, including mitigation and enhancement for species identified on site and as advocated by the response of the Derbyshire Wildlife Trust (specify date); d) Appropriate management options for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a ten-year period); g) Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation; and h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met. The approved plan shall be implemented in accordance with the approved details. Reason: In the interests of landscape and local character and biodiversity management.	Landscape & Ecological Management Plan (LEMP)	Pre-Occupation			Tricas				
21	Notwithstanding the plans hereby approved, prior to the construction of a boundary wall, retaining wall, fence or gate, details of the position, appearance and materials of such boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details before the respective dwellings to which	Boundary Treatment Plan	Pre-Construction			JDA/Tricas				

	they serve is/are first occupied or in accordance with a timetable which shall first have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the local and landscape character and appearance of the area within the setting of a designated heritage asset.									
22	During the construction period of the development hereby approved the tree and hedgerow protection scheme shall be implemented on site and retained throughout the construction period as described within the Arboricultural Impact Assessment and Method Statement by TBA Landscape Architects September 2020 Ref. PD/6205/REV A A/AIA&AMS/SEP'20 and the Tree Protection Plan 6205.02 Rev A. Reason: In the interests of safeguarding existing habitat and the visual amenities of the area.	Tree & Hedgerow Protection Scheme	Statement – During Construction			Tricas				
23	Prior to the first occupation of any dwelling forming part of the development hereby approved a scheme for bat, bird and hedgehog enhancement throughout the site shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include specifications, colour and material for any physical enhancements proposed and their location and position shown on scale plans/elevations. The bat and bird box scheme should be on an integrated/inbuilt design and the bird boxes specifically designed for swifts. The approved details shall be implemented prior to the occupation of each respective dwelling they are associated with. Reason: In the interests of biodiversity mitigation and enhancement.	Bat, Bird & Hedgehog Enhancement Scheme	Pre-Occupation			Tricas				
24	No removal of trees, hedges, shrubs, buildings or structures shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to the Local Planning Authority for approval in writing. No trees, hedges, shrubs, buildings or structures shall be removed between 1st March and 31st	Bird Nesting Protection Scheme	Statement – During Construction between 1 st March & 31 st August			Tricas		22.03.21	Application 3, Ref: DMOT/2021/0518 Application declared invalid on 7.04.21 and more information requested. More information submitted to	11.07.21

	August inclusive other than in accordance with the approved bird nesting protection scheme. Reason: In order to safeguard protected and/or priority species from undue disturbance and impacts.								planning on 21.04.21. Application declared invalid on 23.04.21 and more information requested. More information submitted to planning on 7.05.21. Application validated on 07.05.21. Decision expected 02.07.21.	
25	During the construction period of the development hereby approved hedgehog protection as described within the Precautionary Working Method Statement in Section 5 of the accompanying Preliminary Ecological Appraisal by Absolute Ecology Wildlife Surveys LLP shall be implemented on site and retained throughout the construction period. Reason: In the interests of biodiversity and species protection and mitigation during the construction period of the development.	Hedgehog Protection	Statement – During Construction			Tricas				
26	Prior to the installation of any external lighting a detailed lighting strategy (designed in accordance with the guidelines issued by the Institute of Lighting Engineers, or any equivalent guidelines) which shall include precise details of the position, height, intensity, angling and shielding of lighting, as well as the area of spread/spill of such lighting, shall be submitted to and approved in writing by the Local Planning Authority. All lighting shall be installed in accordance with the approved strategy prior to first occupation of each respective dwelling or adoption of the respective highway(s) they serve and thereafter retained in conformity with the approved details. Reason: In the interests of protecting the amenity of the area, in the interests of nature conservation, to protect the setting of a	Lighting Strategy	Pre-Installation			Tricas				

	designated heritage asset and to minimise light pollution at night.									
27	No solid fuel combustion appliance shall be installed within any of the dwellings forming part of the development hereby approved. Reason: In order to safeguard the amenities of the occupiers of the proposed development in respect of atmospheric pollution in compliance with policies SD1 and BNE1 of the South Derbyshire Local Plan Part 1.	Planning Restriction – Solid fuel combustion appliances	Statement – Post-Occupation			Trent & Dove Housing				
28	Except in an emergency, no demolition, site clearance, construction, site works or fitting out shall take place other than between 0800 hours and 1800 hours Mondays to Fridays, and between 0800 hours and 1300 hours on Saturdays. There shall be no such activities whatsoever on Sundays, public holidays and bank holidays. Reason: To protect the amenity of the locality, especially for people living and/or working nearby.	Site working hours	Statement			Tricas				
29	The site remediation measures contained in section 10 of the Phase II Site Appraisal Report (reference B19181 dated April 2020) shall be undertaken prior to the first occupation of the development hereby approved. Ground gas mitigation measures shall meet the requirements of sections 3 and 6 of Buildings Research Establishment 414 (2001) 'Protective Measures for Housing on Gas Contaminated Land construction methods' or any alternative proposals which achieve an equivalent level of protection as first submitted to and approved in writing by the Local Planning Authority. Reason: To protect the health of future occupants of the site from any possible effects of contaminated land, in accordance with policies SD1 and SD4 of the South Derbyshire Local Plan Part 1.	Remediation	Statement – Pre-Occupation			Tricas				
30	If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, a written scheme to identify and control that contamination shall be submitted to and approved in writing by the Local Planning Authority prior to any further works taking place	Remediation	Statement – During Construction			Tricas				

	on the site. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA (or equivalent guidance which may subsequently update or replace it), and appropriate remediation/mitigation proposals. The approved scheme shall be implemented in accordance with the approved remediation/mitigation proposals. Reason: To protect the health of the public and the environment from hazards arising from previous contamination of the site which might be brought to light by development of it.									
31	A Validation Report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of a dwelling forming part of the development hereby approved. Such evidence may be supplied on a plot by plot basis. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site. Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with policy SD4 of the South Derbyshire Local Plan Part 1.	Remediation – Validation Reports	Pre-Occupation			Tricas				
32	During the construction period of the development hereby approved there should be no clearance of vegetation by burning, or disposal of other materials by burning owing to the proximity of neighbouring sensitive receptors. Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with policy SD1 of the South Derbyshire Local Plan Part 1.	Burning of materials	Statement – During Construction			Tricas				
33	Prior to the first occupation of each dwelling forming part of the development hereby approved the specification for secure cycle parking facilities to serve that dwelling shall be	Cycle Parking	Pre-Occupation			Tricas/JDA				

	submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities for each dwelling shall be located on each plot as per the approved plans and be provided prior to the first occupation of each respective dwelling and maintained in good order for the lifetime of the development. Reason: To promote sustainable and passive transport methods and to provide pollution mitigation.									
34	Prior to the commencement of the development hereby approved a scheme of ground stabilisation and specification (drill and grout) works shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be executed on site in accordance with the approved details prior to the construction of the development hereby approved. Reason: In the interests of land stability and pollution control in an area of known historical coal mining activity.	Ground Stabilisation and Specification Scheme	Pre-Commencement			Tricas		22.03.21	Application 4, Ref: DMOT/2021/0516 Application declared invalid on 7.04.21 and more information requested. More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21.	15.06.21
35	During demolition and construction works a watching brief shall be maintained for shallow coal workings and possible mine entries, or other coal mining anomalies, and action taken as appropriate. If any coal mining features are unexpectedly encountered during development, work shall be ceased and the Local Planning Authority informed in order that appropriate investigations and any necessary remedial works can be carried out. Reason: In the interests of land stability and pollution control in an area of known historical coal mining activity.	Coal Mining	Statement – During Demolition & Construction			Tricas				
36	No development shall commence until a suitable scheme for the prevention of ground gas ingress (mines) has been submitted to and approved in writing by the Local Planning Authority. Alternatively the site shall be monitored for the presence of ground gas and a subsequent risk assessment completed in	Ground Gas Prevention Scheme	Pre-Commencement			Tricas		22.03.21	Application 5, Ref: DMOT/2021/0517 Application validated on 24.03.21. Decision expected 19.05.21	26.05.21

	accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Both schemes shall meet the requirements in Box 4, Section 3.1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated', and include relevant mitigation where necessary. The approved preventative or mitigation measures (if any) shall be incorporated the development and upon completion, verification of their correct installation (if any) shall be submitted to the Local Planning Authority for approval in writing prior to the first occupation of any dwelling forming part of the development hereby permitted. Reason: To protect the health of the public and the environment from hazards arising from previous uses of the site which include coal mines and coal activities and/or adjacent land which might be brought to light by development of it, recognising that failure to address such matters prior to development commencing could lead to unacceptable impacts even at the initial stages of works on site.									
37	No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence. Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.	Surface Water	Pre-Commencement			Topping Engineers		22.03.21	Application 2, Ref: DMOT/2021/0520 Application declared invalid on 7.04.21 and more information requested. More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21.	
38	No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with the principles	Surface Water Drainage Management & Maintenance Plan	Pre-Commencement			Topping Engineers		22.03.21	Application 6, Ref: DMOT/2021/0519	

	outlined within: a. the Topping Engineers (08.10.2020) Drainage Strategy DR-C-0100/ Revision P9, and b. DEFRA non-statutory technical standards for sustainable drainage systems (March 2015) (or any successor technical standards), have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage infrastructure shall be installed in conformity with the approved details prior to the first occupation/use of each respective building/road/hard surface served by the surface water drainage system or in accordance with a phasing plan first submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. Reason: To ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.								Application declared invalid on 7.04.21 and more information requested. More information submitted to planning on 21.04.21. Application validated on 21.04.21. Decision expected 16.06.21. More information requested on 16.06.21 More information submitted to planning on 23.06.21. More information submitted to planning on 02.08.21.	
39	Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 38. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.	Surface Water Drainage System Survey & Report	Pre-Adoption				Tricas/Independent Surveyor			

[illegible]