

No.	Condition	No.	Proposed Amended Wording	Comment
1.	Within 3 months of the date of this consent a 1m closed boarded fence shall be provided to the edge of the driveway to plot 143 and a 2m closed boarded fence shall be provided on the boundary of the site with 31 Kirkstone Road.	-	-	Works now complete – delete condition.
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: Chatsworth (R18) - Plans & Elevations (Stone) (Planning) - CT-WD10 Rev- Chedworth (R18) - Plans & Elevations (Planning) - CD-WD10 Rev- Chedworth (Stone) (R18) Plot 53 - Plans & Elevations Add. Win (Planning) - CD-WD10 Rev- Clayton Corner (R18) - Plans & Elevations (Stone) (Planning) - CCA-WA10 Rev- Clayton (Stone) - Plans & Elevations (Planning) - CA-WD10 Rev-F Danbury (R18) - Plans & Elevations (Planning) - DY-WD10 Rev- Danbury (R18) (Stone) Plot 30 - Plans & Elevations (Planning) - DY-WD10 Rev- Hatfield (Stone) - Plans & Elevations (Planning) - HT-WD10 Rev Kendal - Plans	1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Chatsworth (R18) - Plans & Elevations (Stone) (Planning) - CT-WD10 Rev- Chedworth (R18) - Plans & Elevations (Planning) - CD-WD10 Rev- Chedworth (Stone) (R18) Plot 53 - Plans & Elevations Add. Win (Planning) - CD-WD10 Rev- Clayton Corner (R18) - Plans & Elevations (Stone) (Planning) - CCA-WA10 Rev- Clayton (Stone) - Plans & Elevations (Planning) - CA-WD10 Rev-F Danbury (R18) - Plans & Elevations (Planning) - DY-WD10 Rev- Danbury (R18) (Stone) Plot 30 - Plans & Elevations (Planning) - DY-WD10 Rev- Hatfield (Stone) - Plans & Elevations (Planning) - HT-WD10 Rev Kendal - Plans	No amended wording proposed.

& Elevations (Planning) - KL-WD10 Rev-G Leicester (Stone) - Plans & Elevations (Planning) - LR-WD10 Rev-H Longthorpe (Stone) - Plans & Elevations (Planning) - LG-WD10 Rev-D Moseley (Stone) - Plans & Elevations (Planning) - MS-WD10 Rev-Q Roseberry (R18) - Plans & Elevations (Planning) - RS-WD10 Rev- Saunton (R18) (Stone) - Plans & Elevations (Planning) - SN-WD10 Rev- Stafford (Stone) - Plans & Elevations (Planning) - SF-WD10 Rev-G Stafford Add. Window - Plans & Elevations (Stone) (Planning) - SF-WD10 Rev-G Warwick (Stone) - Plans & Elevations (Planning) - WK-WD10 Rev-E Winster (Stone) (R18) - Plans & Elevations (Planning) - WS-WD10 Rev-7194/18/P180 S18-267-1 S18-267-2 SCP/1837/D01 Rev A SCP/18137/SK04 Rev C SCP/18137/SK02 Rev C PNHW-F-01 - 1.8M Screen Fence PNHW-F-01 1.8M timber fence with gate PNHW-KR-01 Knee Rail Detail	& Elevations (Planning) - KL-WD10 Rev-G Leicester (Stone) - Plans & Elevations (Planning) - LR-WD10 Rev-H Longthorpe (Stone) - Plans & Elevations (Planning) - LG-WD10 Rev-D Moseley (Stone) - Plans & Elevations (Planning) - MS-WD10 Rev-Q Roseberry (R18) - Plans & Elevations (Planning) - RS-WD10 Rev- Saunton (R18) (Stone) - Plans & Elevations (Planning) - SN-WD10 Rev- Stafford (Stone) - Plans & Elevations (Planning) - SF-WD10 Rev-G Stafford Add. Window - Plans & Elevations (Stone) (Planning) - SF-WD10 Rev-G Warwick (Stone) - Plans & Elevations (Planning) - WK-WD10 Rev-E Winster (Stone) (R18) - Plans & Elevations (Planning) - WS-WD10 Rev-7194/18/P180 S18-267-1 S18-267-2 SCP/1837/D01 Rev A SCP/18137/SK04 Rev C SCP/18137/SK02 Rev C PNHW-F-01 - 1.8M Screen Fence PNHW-F-01 1.8M timber fence with gate PNHW-KR-01 Knee Rail Detail	
---	---	--

PNHW-W-03-200 Wall and fence PNHW-SW-05 Boundary Treatment Plan SGD-01 Rev B - Single/double garage PH032 SS02 (two plans) Site sections Proposed highway sections MRHN/FS/01 Rev C Material Schedule PNHW-SW-05 Travel Plan by SCP July 2018 VAL/18137/TP/2 Proposed Planning Layout HH.BUXT.SDA.01 Rev 13 Arboricultural Method Statement July 2020 External Works Sheet 1 of 2 40-05-01 Rev P15 External Works Sheet 2 of 2 40-05-02 Rev P11 Landscape Master plan D7961.001F Detailed Planting Plan – Overall Plan D7961.002 Rev E Detailed Planting Plan – Area 1 D7961.004 Rev E Detailed Planting Plan – Area 2 D7961.004 Rev D Detailed Planting Plan – Area 3 D7961.005 Rev E Detailed Planting Plan – Area 4 D7961.006 Rev D	PNHW-W-03-200 Wall and fence PNHW-SW-05 Boundary Treatment Plan SGD-01 Rev B - Single/double garage PH032 SS02 (two plans) Site sections Proposed highway sections MRHN/FS/01 Rev C Material Schedule PNHW-SW-05 Travel Plan by SCP July 2018 VAL/18137/TP/2 Proposed Planning Layout HH.BUXT.SDA.01 Rev 13 Arboricultural Method Statement July 2020 External Works Sheet 1 of 2 40-05-01 Rev P15 External Works Sheet 2 of 2 40-05-02 Rev P11 Landscape Master plan D7961.001F Detailed Planting Plan – Overall Plan D7961.002 Rev E Detailed Planting Plan – Area 1 D7961.004 Rev E Detailed Planting Plan – Area 2 D7961.004 Rev D Detailed Planting Plan – Area 3 D7961.005 Rev E Detailed Planting Plan – Area 4 D7961.006 Rev D
--	--

	Detailed Planting Plan – Area 5 D7961.007 Rev D Detailed Planting Plan – Area 6 D7961.008 Rev D Detailed Planting Plan – Area 7 D7961.009 Rev D Detailed Planting Plan – Area 8 D7961.0010 Rev D Detailed Planting Plan – Area 9 D7961.0011 Rev F Plot 30 retaining Wall Sections 362-009 14/06/21 362-101 Plot 119 RTW's/Externals Thirlmere Plans and Elevations CT- WD01 Rev A Heartwood Plans and Elevations HR- WD-10		Detailed Planting Plan – Area 5 D7961.007 Rev D Detailed Planting Plan – Area 6 D7961.008 Rev D Detailed Planting Plan – Area 7 D7961.009 Rev D Detailed Planting Plan – Area 8 D7961.0010 Rev D Detailed Planting Plan – Area 9 D7961.0011 Rev F Plot 30 retaining Wall Sections 362-009 14/06/21 362-101 Plot 119 RTW's/Externals Thirlmere Plans and Elevations CT- WD01 Rev A Heartwood Plans and Elevations HR- WD-10	
3.	The materials to be used in the development hereby permitted shall accord with those approved pursuant to application DOC/2019/0074. The materials shall include artificial stone and Russell Moray concrete plain tile in slate grey to all plots	2.	The materials to be used in the development hereby permitted shall accord with those approved pursuant to application DOC/2019/0074. The materials shall include artificial stone and Russell Moray concrete plain tile in slate grey to all plots	No amended wording proposed.
4.	The development shall be carried out and thereafter maintained in complete accordance with the design and associated management and maintenance plan for the surface water	3.	The development shall be carried out and thereafter maintained in complete accordance with the design and associated management and maintenance plan for the surface water	No amended wording proposed.

	drainage for the site, approved pursuant to application DOC/2019/0074		drainage for the site, approved pursuant to application DOC/2019/0074	
5.	The development shall be carried out in complete accordance with the detailed assessment to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 of the planning practice guidance approved pursuant to application DOC/2019/0074	4.	The development shall be carried out in complete accordance with the detailed assessment to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 of the planning practice guidance approved pursuant to application DOC/2019/0074	No amended wording proposed.
6.	The development shall be carried out in complete accordance with the details indicating how additional surface water run-off from the site will be avoided during the construction phase approved pursuant to application DOC/2019/0074. The approved system shall be operating before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.	5.	The development shall be carried out in complete accordance with the details indicating how additional surface water run-off from the site will be avoided during the construction phase approved pursuant to application DOC/2019/0074. The approved system shall be operating before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.	No amended wording proposed.
7.	The Studies and/or offices shown on the approved drawings shall be marketed as such and shall not be marketed as bedrooms.	6.	The Studies and/or offices shown on the approved drawings shall be marketed as such and shall not be marketed as bedrooms.	No amended wording proposed.
8.	Within 3 months of the date of this consent, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority	7.	A detailed lighting strategy shall be carried out in accordance with. The lighting strategy shall provide details of the chosen luminaires and any	This is to become a compliance condition. Refer to cover letter for the Lighting Strategy to satisfy the condition.

	to safeguard bats and other nocturnal wildlife. This shall provide details of the chosen luminaires and any mitigating features such as dimmers, PIR sensors and timers. A lux contour plan shall be provided to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features, including the woodland, watercourse and bat mitigation features. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). No external lighting shall be installed except in accordance with the approved strategy.		mitigating features such as dimmers, PIR sensors and timers. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). No external lighting shall be installed except in accordance with the approved strategy.	
9.	The Construction and Environmental Management Plan approved pursuant to application DOC/2019/0074 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.	9.	The Construction and Environmental Management Plan approved pursuant to application DOC/2019/0074 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.	No amended wording proposed.
10.	Within 3 months of the date of this consent a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain	10.	A Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2021. Such approved measures shall be	This is to become a compliance condition. Refer to cover letter for the Biodiversity Enhancement Strategy to satisfy the condition.

	in biodiversity in accordance with the NPPF 2021. Such approved measures shall be implemented in full and maintained thereafter. Measures shall include: 1. Details of bird and bat boxes (positions/specification/numbers) will be clearly shown on a plan. 2. Hedgehog connectivity measures will be clearly shown on a plan, such as fencing gaps (130 mm x 130 mm), railings or hedgerows to ensure movement throughout the site. 3. Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).		implemented in full and maintained thereafter. Measures shall include: 1. Details of bird and bat boxes (positions/specification/numbers) will be clearly shown on a plan. 2. Hedgehog connectivity measures will be clearly shown on a plan, such as fencing gaps (130 mm x 130 mm), railings or hedgerows to ensure movement throughout the site. 3. Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).	
11.	All planting, seeding or turfing comprised in the details of landscaping shown on the approved plans shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and	11.	All planting, seeding or turfing comprised in the details of landscaping shown on the approved plans shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar	No amended wording proposed.

	species unless the Local Planning Authority gives written consent to any variation.		size and species unless the Local Planning Authority gives written consent to any variation.	
12.	a) The remediation scheme approved pursuant to application DOC/2019/0074 must be carried out prior to the first occupation of the property to which it relates or within 6 months of the date of this consent, if the dwelling is already occupied. Following completion of measures identified in the approved 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, submitted to and approved in writing by the Local Planning Authority. b) 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, and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be carried out	12.	a) The remediation scheme approved pursuant to application DOC/2019/0074 must be carried out prior to the first occupation of the property to which it relates or within 6 months of the date of this consent, if the dwelling is already occupied. Following completion of measures identified in the approved 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, submitted to and approved in writing by the Local Planning Authority. b) 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, and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be carried out	This is to become a compliance condition. Refer to the cover letter for the Verification Report to satisfy the condition.

	and a verification report must be prepared, in accordance with condition (a) above.		and a verification report must be prepared, in accordance with condition (a) above.	
13.	Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. Within 3 months of the date of this permission a scheme for surface water disposal shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.	13.	Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. A scheme for surface water disposal shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.	This is to become a compliance condition. Refer to cover letter for the Surface Water Drainage documents to satisfy the condition.
14.	Within 3 months of the date of this consent an updated Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall include full details of the following: a. Detailed tree survey undertaken in accordance with recommendations of BS5837 (2012). b. Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.	14.	The Arboricultural Method Statement (AMS) shall be in accordance with BS5837:2012 Trees in relation to design, demolition and construction Recommendations shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall include full details of the following: a. Detailed tree survey undertaken in accordance with recommendations of BS5837 (2012). b. Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works. c. Details of a tree protection scheme in accordance with BS5837:2012 which	This is to become a compliance condition. Refer to the cover letter for the Arboricultural Method Statement to satisfy the condition.

	c. Details of a tree protection scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order. d. Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme e. Details of the location of any underground services and methods of installation which make provision for protection and the longterm retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details f. Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or	provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order. d. Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme e. Details of the location of any underground services and methods of installation which make provision for protection and the longterm retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details f. Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.	
--	---	---	--

	otherwise protected in the approved Tree Protection Scheme. g. Details of any vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction must in accordance with the recommendations of BS5837:2012. Include details of existing ground levels, proposed levels and depth of excavation. h. Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.		g. Details of any vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction must in accordance with the recommendations of BS5837:2012. Include details of existing ground levels, proposed levels and depth of excavation. h. Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.	
15.	a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 Recommendations for Tree Works. b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. c) No fires shall be lit within 6m of the furthest extent of the canopy of any tree	15.	a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 Recommendations for Tree Works. b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. c) No fires shall be lit within 6m of the furthest extent of the canopy of any tree	No amended wording proposed.

	or tree group to be retained as part of the approved scheme. d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.		or tree group to be retained as part of the approved scheme. d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.	
16.	Within 3 months of the date of this consent a detailed Landscape and Ecological Mitigation and Management Plan for all retained habitats within the development site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall incorporate the details provided in the ecological appraisals and the content of the plan shall include the following: a) Description and evaluation of features to be managed / enhanced or created. This shall include:- i. Management of northern and eastern boundaries ii. Management and maintenance of pond, ditch and open space	16.	A detailed Landscape and Ecological Mitigation and Management Plan for all retained habitats within the development site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall incorporate the details provided in the ecological appraisals and the content of the plan shall include the following: a) Description and evaluation of features to be managed / enhanced or created. This shall include:- i. Management of northern and eastern boundaries ii. Management and maintenance of pond, ditch and open space	This is to become a compliance condition. Refer to the cover letter for the LEMP to satisfy the condition.

	iii. Hedgerow and tree management and enhancement iv. Bird boxes v. Bat boxes vi. Toad crossings/ kerbs vii Fences and walls to have small mammal holes b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options and methods for achieving aims and objectives. e) Timescales f) Prescriptions for management actions. g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). h) Details of the body or organisation responsible for implementation of the plan. i) Ongoing monitoring and remedial measures. j) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured as by the developer with the management body(ies) responsible for	iii. Hedgerow and tree management and enhancement iv. Bird boxes v. Bat boxes vi. Toad crossings/ kerbs vii Fences and walls to have small mammal holes b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options and methods for achieving aims and objectives. e) Timescales f) Prescriptions for management actions. g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). h) Details of the body or organisation responsible for implementation of the plan. i) Ongoing monitoring and remedial measures. j) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured as by the developer with the management body(ies) responsible for	
--	---	---	--

	its delivery k) Details where the results from monitoring show that conservation aims and objectives of the plan are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.		its delivery k) Details where the results from monitoring show that conservation aims and objectives of the plan are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.	
17.	a) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation for archaeological work approved pursuant to application DOC/2019/0074. b) Within 6 months of the date of this consent, the site investigation and post investigation assessment shall have been completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and the provision to be made for analysis, publication and	17.	a) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation for archaeological work approved pursuant to application DOC/2019/0074. b) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.	This is to become a compliance condition. Refer to the cover letter for the WSI to satisfy the condition.

	dissemination of results and archive deposition has been secured.			
18.	Within 3 months of the date of this consent a scheme for protecting the approved development from traffic noise shall be submitted to and approved in writing by the Local Planning Authority. All works comprised in the approved scheme shall be completed before the property to which they relate is occupied or within 6 months of the date of this consent, if the dwelling is already occupied.	18.	A scheme for protecting the approved development from traffic noise shall be submitted to and approved in writing by the Local Planning Authority.	This is to become a compliance condition. Refer to the cover letter for the Noise Reports to satisfy the condition.
19.	If piling is necessary, a written method statement shall be submitted to the Local Planning Authority. This method statement shall be inline with Environment Agency guidance (Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73). The affects of noise generation (hours of operation) should also be considered, and shall include noise mitigation measures consistent with best practical means. No piling shall take place until the method statement has been approved in writing by the Local Planning Authority.	19.	If piling is necessary, a written method statement shall be submitted to the Local Planning Authority. This method statement shall be inline with Environment Agency guidance (Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73). The affects of noise generation (hours of operation) should also be considered, and shall include noise mitigation measures consistent with best practical means. No piling shall take place until the method statement has been approved in writing by the Local Planning Authority.	No amended wording proposed.

20.	The ground levels, finished floor levels, retaining walls, and on-plot engineering shall be completed in strict accordance with the plans hereby approved.	20.	The ground levels, finished floor levels, retaining walls, and on-plot engineering shall be completed in strict accordance with the plans hereby approved.	No amended wording proposed.
21.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out at any of the terraced units hereby permitted unless a further planning permission has first been granted on application to the Local Planning Authority.	21.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out at any of the terraced units hereby permitted unless a further planning permission has first been granted on application to the Local Planning Authority.	No amended wording proposed.
22.	Notwithstanding the details shown on the approved plans, provision shall be made for a pedestrian access to Burlow Road from the Public Open Space within the development at the south east corner of the site. Within 3 months of the date of this consent, details shall be submitted to and approved in writing by the Local Planning Authority which include the route, surface materials and any level changes required. Thereafter the approved pedestrian access shall be	22.	Notwithstanding the details shown on the approved plans, provision shall be made for a pedestrian access to Burlow Road from the Public Open Space within the development at the south east corner of the site. Within 3 months of the date of this consent, details shall be submitted to and approved in writing by the Local Planning Authority which include the route, surface materials and any level changes required. Thereafter the approved pedestrian access shall be	Condition to be deleted. Justification provided in the cover letter.

	provided within 6 months of the date of this consent and this access shall be maintained and unobstructed at all times thereafter for use by the public.		provided within 6 months of the date of this consent and this access shall be maintained and unobstructed at all times thereafter for use by the public.	
23.	The development shall incorporate gas protection measures consistent with, and no less protective than CIRIA C665 Characteristic Situation 2, or NHBC Amber 1, (unless otherwise agreed in writing by the Local Planning Authority). Within 3 months of the date of this consent, a scheme of gas protection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with its terms prior to occupation of any dwelling to which it relates or within 6 months of the date of this consent, if the dwelling is already occupied.	23.	The development shall incorporate gas protection measures consistent with, and no less protective than CIRIA C665 Characteristic Situation 2, or NHBC Amber 1, (unless otherwise agreed in writing by the Local Planning Authority). A scheme of gas protection shall be submitted to and approved in writing by the Local Planning Authority.	This is to become a compliance condition. Refer to the cover letter for the Gas Detail and Verification Report to satisfy the condition.
24.	No construction/demolition work/deliveries at the site shall take place outside the following hours:- (i) 07:30 hours to 18:00 hours Mondays to Fridays. (ii) 09:00 hours to 13:00 hours on Saturdays. There shall be no working any time on Sundays or Public Holidays except by	24.	No construction/demolition work/deliveries at the site shall take place outside the following hours:- (i) 07:30 hours to 18:00 hours Mondays to Fridays. (ii) 09:00 hours to 13:00 hours on Saturdays. There shall be no working any time on Sundays or Public Holidays except by	No amended wording proposed.

	agreement with the Local Planning Authority.		agreement with the Local Planning Authority.	
25.	Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.	25.	Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.	No amended wording proposed.
26.	The facilities for the storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles throughout the construction period, approved pursuant to application DOC/2019/0074 shall be laid out and constructed and retained free from any impediment to their designated use throughout the construction period.	26.	The facilities for the storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles throughout the construction period, approved pursuant to application DOC/2019/0074 shall be laid out and constructed and retained free from any impediment to their designated use throughout the construction period.	No amended wording proposed.
27.	The development shall be carried out in accordance with the construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) approved	27.	The development shall be carried out in accordance with the construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) approved	No amended wording proposed.

	pursuant to application DOC/2019/0074.		pursuant to application DOC/2019/0074.	
28.	The carriageways of the proposed estate roads shall be constructed in accordance with Condition 27 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that roads. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. 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 carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.	28.	The carriageways of the proposed estate roads shall be constructed in accordance with Condition 27 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that roads. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. 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 carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.	No amended wording proposed.

29.	Before any operations are commenced, with the exception of site remediation works, a new junction from Burlow Road as shown on plan ref SCP/18137/SK02 Rev C shall be formed. Thereafter the visibility splays as shown on the approved plan shall be provided with no obstruction to visibility at or above a height of 1m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.	29.	Before any operations are commenced, with the exception of site remediation works, a new junction from Burlow Road as shown on plan ref SCP/18137/SK02 Rev C shall be formed. Thereafter the visibility splays as shown on the approved plan shall be provided with no obstruction to visibility at or above a height of 1m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.	No amended wording proposed.
30.	Within 3 months of the date of this consent, any existing vehicular and pedestrian accesses to the public highway made redundant by the development proposals shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway (or verge) in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.	30.	Any existing vehicular and pedestrian accesses to the public highway made redundant by the development proposals shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway (or verge) in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.	This is to become a compliance condition. Refer to the cover letter for the Highways Reports to satisfy the condition.
31.	The dwellings hereby approved shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking of residents/ visitors/ service and delivery vehicles for which it serves,	31.	The dwellings hereby approved shall not be occupied until space has been provided within the application site in accordance with the approved application drawings for the parking of residents/ visitors/ service and delivery vehicles for which it serves,	No amended wording proposed.

	and shall be laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.		and shall be laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.	
32.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles associated with the residential occupation of the property concerned without the grant of further specific planning permission from the Local Planning Authority.	32.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of private motor vehicles associated with the residential occupation of the property concerned without the grant of further specific planning permission from the Local Planning Authority.	No amended wording proposed.
33.	Within 3 months of the date of this consent details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the dwelling to which they relate or within 6 months of the date of this consent if the dwelling is already	33.	Details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use and shall thereafter be retained for use at all times.	This is to become a compliance condition. Refer to the cover letter for the Cycle Store to satisfy the condition.

	occupied and shall thereafter be retained for use at all times.			
34.	There shall be no gates or other barriers within 6m of the nearside existing or proposed highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.	34.	There shall be no gates or other barriers within 6m of the nearside existing or proposed highway boundary and any gates shall open inwards only, unless otherwise agreed in writing by the Local Planning Authority.	No amended wording proposed.
35.	The proposed access driveways to the existing and proposed highway shall be no steeper than 1 in 12 for the first 6m from the nearside highway boundary and 1 in 10 thereafter.	35.	The proposed access driveways to the existing and proposed highway shall be no steeper than 1 in 12 for the first 6m from the nearside highway boundary and 1 in 10 thereafter.	No amended wording proposed.
36.	Within 3 months of the date of this consent details of arrangements for the storage of bins and collection of waste shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.	36.	Details of arrangements for the storage of bins and collection of waste shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for the designated purposes at all times thereafter.	This is to become a compliance condition. Refer to the cover letter for the Bin Collection Points to satisfy the condition.
37.	The means to prevent the discharge of water from the development onto the highway approved pursuant to application DOC/2019/0074 shall be undertaken and completed prior to the first use of the access and retained as such thereafter.	37.	The means to prevent the discharge of water from the development onto the highway approved pursuant to application DOC/2019/0074 shall be undertaken and retained as such thereafter.	No amended wording proposed.

38.	The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.	38.	The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.	No amended wording proposed.
39.	Within 3 months of the date of this consent details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.	39.	Details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.	This is to become a compliance condition. Refer to the cover letter for the Section 38 to satisfy the condition.