

Extra Information for Planning Committee 23/05/2017

Planning Conditions for 2016/0126

Hayeswater Drive, Dalton

Compliance with approved plans

- 2 The development shall be carried out in accordance with the application dated 27<sup>th</sup> January 2016 as amended (reduced to 13 dwellings) and the hereby approved plans

Site layout Plan Ref 3296-P102 Rev E

Plans and Elevations P103A,104A,105A,106A

Proposed Road layout Ref 16165/01.1E

Proposed Road levels 01.2B

Carriageway Longitudinal Section 01.3A

Construction details 1 of 2 04.1C

Construction details 2 of 2 04.2

Road Improvements 01.5B

Drainage Layout 02.1D

Percolation Test Locations 02.3A

Highway Soakaway Detail 02.4D

Exceedance Route 02.5B

Surface Water Drainage Strategy Rev C dated 27/04/2017

Except where amended by any of the conditions below.

Conditions recommended by environmental health re ground investigations

3. The Preliminary Investigation has identified potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

4. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. 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.

5. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.

6. 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 immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

7. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Local Planning Authority.

8. The Construction Management Method Statement covering all phases of the development and taking account of all contractors or sub-contractors shall have been submitted and approved by the Planning Authority, prior to the commencement of the development. The Method Statements will be expected to include the following:

- Details of phasing of the construction work including a programme of work for the demolition and construction phase;
- A Traffic Management Plan to include all traffic associated with the development, including site and staff traffic;
- Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 - Description and measurement of environmental noise;

Hours of working and deliveries;

- Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- Mitigation measures to control the emissions of dust and dirt during construction and demolition;

A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;

- Details of lighting to be used on site;
- Mitigation measures to ensure that no harm is caused to protected species during construction;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

## Highway conditions

9. No dwellings shall be occupied (unless in accordance with a scheme of phasing previously submitted to and approved in writing by the Planning Authority) until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with details approved under condition 10 below, including any scheme of phasing.

### Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

10. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to an adoptable standard including the widening of the existing section of Hayeswater Drive where shown and in respect of all these matters further details, including a full specification, setting out plan, lighting details, longitudinal and cross sections, and details of phasing shall have been submitted to and approved in writing by the Planning Authority prior to the layout out of the approved estate roads. The development shall then proceed in accordance with the approved details.

### Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

11. Prior to the occupation of the 8<sup>th</sup> dwelling a programme for the completion of the estate roads including footways and the widening of the existing of Hayeswater Drive where shown on the Site layout Plan ref 3296-P102E shall have been submitted to and approved in writing by the Planning Authority and the estate roads shall then be completed in accordance with the approved programme and the details approved under condition 6 above.

### Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

## Tree protection/landscaping condition

13. Prior to the commencement of any development, the following measures must be met to safeguard the trees that are present on site including those subject to Tree Preservation Order 2016 No. 2; a) Fencing in accordance with the scheme submitted to and approved by the Planning Authority must be erected around each tree or group of trees to define the Root Protection Area. This fencing must be as specified by the Arboiculturalists Report dated

14/04/2016 which accompanied the application and at a radius from the trunk of each tree as defined by BS5837:2012. b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for storage of construction materials, equipment or fuel shall be sited within the root protection area of any tree.

Reason

In order to ensure that damage does not occur to the trees during building or engineering operations.

14. Prior to the completion of the external envelope of any dwelling a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Conditions recommended by the Lead local Flood Authority

15. Prior to the completion of the external envelope of any dwelling details of measures to address the exceedance route as shown on 'Exceedance Route ref 16165/02.5B' in the direction of Olive Close as commented in the response of the LLFA dated 12/05/2017, including a programme for delivery, shall have been submitted to and approved in writing by the Planning Authority and the measures shall then be carried out in accordance with the approved details and programme.

Reason

To address any risk of flood in excess of a 1 in 100 year storm event

16. Foul and surface water drainage shall be provided in accordance with approved Surface Water Drainage Strategy CN 16165Rev C dated 27/04/2017, Drainage layout 16165/02.1D and Highway Soakaway Detail 16165/02.5B in accordance with a scheme of phasing which must have first been submitted to and approved in writing with the Planning Authority.

Reason

To ensure that the approved drainage is provided at the appropriate time

Footway link condition

17. A footpath link shall be provided in between the approved estate road and Hollygate Road as shown on 'Site Layout Plan ref 3296-P102E' and in accordance with further details of surfacing, lighting, levels, fencing ,drainage and a programme for its delivery and which shall have been submitted to and approved in writing by the planning authority prior to the occupation of the 8<sup>th</sup> dwelling and including for this purpose any dwelling on plots 11 and 12.

Reason

To accord with saved policy E17 which seeks to ensure where feasible that development schemes contribute to an improvement in conditions for pedestrians and policy DS2 of emerging plan.