

DC/23/68961

List of conditions

- i) The development must conform with the terms of the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following conditions, or approved amendments.
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission.
- iii) No construction above slab level shall commence before details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority.

The development shall be constructed in accordance with the approved schedule of materials.

- iv) Before the development is first occupied a detailed hard and soft landscaping and planting scheme shall be submitted to and approved in writing by the local planning authority.

The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied.

Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.

- iv) Prior to the commencement of development, a desktop study will be undertaken to assess the risk of the potential for on-site contamination. If the desktop study identifies potential

contamination, a further detailed site investigation will be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the desktop study, site investigation and remediation measures shall be submitted in writing and approved in writing by the local planning authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols (or equivalent if replaced) and be carried out by a competent person.

In the event that contamination is found (in relation to 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, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Where remediation works have been carried out in pursuance with the preceding, a post remediation report shall be submitted in writing to and approved by the local planning authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).

- v) a) Before the development is commenced (excluding site investigation, remediation and construction foundations) details of the renewable energy details offsetting 10% of residual energy demand of the development on completion shall be submitted in writing and approved by the local planning authority.

The development shall not be occupied unless and until the renewable energy sources have been implemented and retained as such.

- vi) No development or preliminary ground investigations of any kind shall commence until the applicant has secured the implementation of a programme for the recording of architectural and archaeological features in accordance with a written scheme of investigation work which has been submitted in writing and approved in writing by the local planning authority.
- vii) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority.

The approved drainage works shall be implemented before the development is brought into use and thereafter retained as such.

- viii) Any remediation works and/or mitigation measures to address the mine entries and the shallow mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry,

- ix) Before the development is commenced a detailed construction method statement of working on the application site shall be submitted in writing and approved by the local planning authority. The statement shall include details of hours of operation, noise/odour mitigation (including vibration levels), wheel cleaning, dust suppression measures to be implemented during the site preparation and construction phases, as well as contractors parking and deliveries to the site.

The approved construction method statement shall thereafter be implemented and retained for the duration of the implementation of the approved development.

- x) a) Before development is commenced (excluding site investigation and remediation) a detailed method statement setting out job and apprenticeship opportunities which may arise during the construction of the development and/or when the development is brought into use, shall be submitted to and approved in writing by the local planning authority.

The approved job and apprentice method statement shall thereafter be implemented.

- xi) No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The final design must conform to the design detail summarised in the Drainage Strategy Report (Ref:16538 – DSR – R03, May 2024) as appended by Proposed Drainage Strategy Drawing 16538/C503 Revision 6. The design must further demonstrate:

- A surface water drainage system designed in accordance with the nontechnical standards for sustainable drainage systems (DEFRA, March 2015).
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage

scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

- Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

The hydraulic modelling design shall use FEH Rainfall Data and shall apply a 40% allowance upon rainfall to model the impact of climate change.

All soakaways shall discharge from full to half-volume within 24-hours.

A plan showing the total impermeable/ permeable areas of the development layout shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model. The total impermeable area of the Site shall be increased by a factor of 10% to include the impact of urban creep over the lifetime of the development.

- The use of SuDS features to promote the full discharge of surface water to ground via infiltration using the rates detailed in the Drainage Strategy.

The design shall include features to provide reuse and recycling of roof runoff (water butts and rain gardens) and to provide source control Page 4 (permeable paving) in private driveways and site roads with mass storage and discharge via a cellular storage crate allowing for infiltration to ground via the base.

- Finished floor levels are to be set 150mm higher than ground levels to mitigate the risk from exceedance flows (i.e., blocked gullies etc). In all cases, the surrounding ground level shall slope away from the finished floor level of

properties and any entrances to mitigate against the risk of surface water inundation.

- Provision of an acceptable management and maintenance plan to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details and the construction phase shall be managed in line with the SuDS Construction Management & Phasing Document (REF: 16538-CMP R02, 03.06.2024).

- xii) The approved development shall not be brought into use until the space details shown on the submitted plan for the parking of vehicles has been provided and shall thereafter be retained as such.