

## DC/25/71072

### List of Conditions

- i) The development must conform with the terms of and 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 condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission and before the development commences, a Commencement Notice must be submitted.
- iii) Before the development commences (except from site clearance and ground investigation works) details of finish floor levels shall be submitted to and approved by the local planning authority. These approved finished floor levels shall be implemented, unless otherwise agreed in writing with the local planning authority.
- iv) Before the development is commenced (excluding any ground investigation works and demolition) details of the standards to which the additional estate road served from the wider development is to be constructed shall be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the roads have been constructed in accordance with the approved details.
- v) Each plot shall not be occupied until the relevant plot boundary walls or fences have been erected in accordance with plan P25-0082\_DE\_002-02 REV E unless otherwise agreed in writing with the local planning authority.
- vi) The approved hard and soft landscaping and planting scheme (identified by approved plans GL2175 07 REV B and GL2175 08 REV B) 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.
- vii) Before the development is commenced details of drainage works for the disposal of 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 first occupied or brought into use and thereafter retained.
- viii) Each plot shall not be occupied until the relevant waste storage points as indicated by approved plan P25-0082\_DE\_002-06 REV E are provided, implemented and retained as such, for the life of the development.

- ix) Before the development is first occupied 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 residential plots where the renewable energy is to be installed, shall not be occupied unless and until the renewable energy sources have been implemented.

- x) 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 method statement shall thereafter be implemented.
- xi) Before the development is occupied or brought into use an external lighting phasing scheme shall be submitted to and approved in writing by the local planning authority. The approved lighting phasing scheme shall be implemented before the development in each phase is first occupied or brought into use and shall be thereafter retained.
- xii) Each plot shall not be occupied until the corresponding parking space indicated by approved plan P25-0082\_DE\_002-04 Rev E for the parking and manoeuvring of vehicles has been provided. When provided the space for the parking and manoeuvring of vehicles shall be thereafter retained.
- xiii) Before the development is commenced, including any works of demolition or site preparation, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The statement shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; delivery, demolition and construction working hours. The approved construction method statement shall be adhered to throughout the construction period for the development.
- xiv) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargements or extensions to the dwellings shall be carried out without the express written consent of the local planning authority.

- xv) Before the development is first occupied, a Landscape and Ecological Management Plan shall be submitted to and approved by the local planning authority.
- xvi) a). A detailed site investigation will be completed 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 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 and be carried out by a competent person (<https://www.gov.uk/government/publications/land-contamination-riskmanagement-lcrm>).  
  
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 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.  
  
c). Where remediation works have been carried out in pursuance with the preceding conditions, 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).
- xvii) The development hereby approved shall be built in accordance with the external materials plan P25-0082\_DE\_002-01 REV E unless agreed first in writing with the local planning authority.
- xviii) Before the development is commenced a certificate of purchase of biodiversity units shall be submitted in writing and approved by the local planning authority.
- xix) Before the development is commenced a biodiversity gain plan shall be submitted to and approved in writing by the local planning authority. The biodiversity gain plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated 3<sup>rd</sup> March 2026 and prepared by Robbie MacKenzie, Arbtech.

- xx) Before the development is commenced a habitat management and monitoring plan (HMMP) shall be prepared in accordance with the approved biodiversity gain plan and shall include:
  - (a) a non-technical summary;
  - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
  - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved biodiversity gain plan;
  - (d) the management measures to maintain habitat in accordance with the approved biodiversity gain plan for a period of 30 years from the completion of development; and
  - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- xxi) Notice in writing shall be given to the local planning authority when the:
  - (a) [HMMP] has been implemented; and
  - (b) habitat creation and enhancement works as set out in the [HMMP] have been completed.
- xxii) The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].
- xxiii) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].
- xxiv) Before development is commenced details of drainage works for surface water drainage shall be submitted and approved in writing by the Local planning Authority. The approved drainage works shall be implemented before the development is first occupied or brought into use and thereafter retained.
- xxv) Before the first occupation of the development or the development is brought into use, if required, a surface water drainage maintenance plan shall be submitted and approved in writing by the Local planning Authority. The approved maintenance plan shall be adhered due throughout the lifetime of the development.
- xxvi) Before development is commenced surface water construction environment management plan outlining how surface water will be managed throughout the construction phase shall be submitted and approved to the Local Planning Authority. The approved surface water construction environment management

plan shall be adhered to throughout the construction period for the development.