

Appendix 1 – 15/00032/OUT Erection of 4 Dwellings and Associated Works

1. Development shall be carried out in accordance with the drawings and documents listed below:

Plan Reference	Version No	Date Received
Location Plan		02.03.2015
326/SK/01	B	02.03.2015

1. Reason: To define the scope and extent of this permission

2 Approval of the details of the access, landscaping (including details of boundary treatment), scale, appearance and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.

2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to: human health property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details before any development takes place.

4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.

5 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 to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.

6 No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris in relationship to the operation of the adopted public highway.

6 Reason: In the interest of Highway Safety.

7 Two 2.0 x 2.0 metres pedestrian visibility splays be provided. The splays are to be included within the curtilage of each new dwelling. These areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

7 Reason: In the interests of highway safety.

8 The proposed drive ways be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

8 Reason: For the safe and effective operation of the highway.

9 The proposed drives be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into each site, to prevent debris spreading onto the adopted public highway.

9 Reason: In the interests of highway safety.

10 Construction shall be permitted on the site only with the hours of 08:00 and 18:00 on weekdays and 08:00 and 13:00 on Saturdays, and at no time on Sundays or Bank Holidays.

10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

11 "No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."

11 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009.

12. The dwelling details shown on sketch scheme A (drawing reference 326/SK/01 B received 02.03.2015) are illustrative only and the mix of dwelling size and type shall be determined at reserved matters stage and shall be based upon the local need at the time.

12.Reason: Policy BAR1 in the draft East Cambridgeshire Local Plan Pre-Submission Version as Modified requires a mix of dwelling type and sizes to reflect the need in Barway.

13.Development shall be carried out in strict accordance with the Arboricultural Implications Assessment and Preliminary Method Statement reference OAS/15-040-AR01 dated 06.03.15.

13. To ensure the protection of existing trees and help assimilate the development into the environment in accordance with Policy EN2 in the East Cambridgeshire Core Strategy 2009 and Policy ENV2 in the draft East Cambridgeshire Local Plan Pre-Submission Version as Modified.