

## 10.2 Potential Planning Conditions

10.2.1 In the event that the LPA determine to approve the planning application, it is suggested that the following Conditions are appended to any consent granted (derived from CCC standard Development Management conditions):

- (i) Notwithstanding the details shown on the submitted plans, no works shall commence on site until such time as a detailed engineering scheme for the roads, footways, foul and surface water drainage and street lighting for the site access road and the off-site works to Back Lane and Quay Hill have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out strictly in accordance with the approved plans.  
*Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.*
- (ii) Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road at Quay Hill in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.  
*Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.*
- (iii) No development shall commence until details of the proposed arrangements for future management and maintenance of the streets within the application site 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 or until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).  
*Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.*
- (iv) Prior to the first occupation of the development the proposed on-site parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with a detailed engineering scheme to be submitted to the Local Planning Authority, and thereafter retained for that specific use.  
*Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.*
- (v) Temporary facilities shall be provided clear of the public highway and Back Lane for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority.  
*Reason: In the interests of highway safety.*
- (vi) No works shall commence on site unless/until a route for all traffic associated with the construction of the development (or associated with the use of the site) has been provided and approved in writing to the satisfaction of the Local Planning Authority with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).  
*Reason: In the interests of maintaining highway efficiency, safety and local amenity.*