

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

Plan Reference	Version No	Date Received
346A P-01	B	15th October 2015
346A P-02 FLOOR PLANS	B	15th October 2015
346A P-03 ELEVATIONS	B	15th October 2015
TREE SURVEY		4th September 2015
ECOLOGY REPORT		4th September 2015
LOCATION PLAN		3rd September 2015
TIP15 129		3rd September 2015
15/0645 SK01 SURVEY		3rd September 2015
ALS6591/100/01 EXISTING		3rd September 2015
ALS6591/100/01 ELEVATIONS		3rd September 2015
ALS6597/200/01 TOPOGRAPHICAL		3rd September 2015

1. Reason: To define the scope and extent of this permission.
2. The development hereby permitted shall be commenced within 3 years of the date of this permission.
2. Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
3. No above ground construction shall take place on site until details of the materials; to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
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 ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
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 ENV9 of the East Cambridgeshire Local Plan 2015.
6. Prior to the occupation of the dwelling hereby permitted visibility splays shall be provided each side of the vehicular access in full accordance with the details

indicated on the submitted plan P-01 E. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

6. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
7. Prior to the occupation of the dwelling hereby permitted pedestrian visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
7. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
8. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.
8. Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.
9. The proposed driveway shall be constructed from a bound material to prevent debris spreading onto the adopted public highway.
9. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
10. Except as detailed on the approved plans, no trees shall be /pruned or removed/felled and no shrubs or hedges shall be removed without the prior written approval of the Local Planning Authority.
10. Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015
11. Prior to the first occupation of the dwelling hereby permitted details of replacement tree planting, indicating positions or density, species, and planting size shall be submitted to and approved by the Local Planning Authority. Planting shall take place in accordance with the approved details within the first planting season following completion of the development or in accordance with the program of planting approved by the LPA. Any such trees that are removed die or become, in the opinion of the LPA, seriously damaged or defective within a period of 5 years of planting shall be replaced with specimens of a similar size and species as originally required.
11. Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

12. All works shall be carried out in accordance with the Tree Survey dated June 2014 and Tree Protection Plan Drawing No. TIP15 129. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works and protection measures not detailed. A written schedule shall be submitted to and approved in writing by the Local Planning Authority.
12. Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
13. Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority.
13. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
14. Construction times and deliveries, shall be limited to the following hours: 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays or Bank Holidays.
14. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
15. The development hereby permitted shall be carried out strictly in accordance with the Conclusions and Recommendations of the Ecology Reports dated March 2015 and July 2015.
15. Reason: To protect species and sites of nature conservation, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
16. Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.
16. Reason: To protect species and sites of nature conservation, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

17. No development shall take place until a scheme to dispose of surface water drainage; has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
17. Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as is detailed as one of the model conditions.
18. The first floor windows within the east facing elevation of Plot 1 and the west facing elevation of Plot 2 shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor level of the room in which the windows are installed.
18. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
19. Prior to first occupation of either dwelling, the 1.8 metre high hedge shall be planted between Plots 1 and 2 as shown on Drawing No. P-01 Rev B and shall be maintained in this position in perpetuity unless otherwise agreed in writing by the local planning authority.
19. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.