



Proposal:

Location:

Applicant:

Condition

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Proposal:

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| Applicant: |
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COCKLEY HILL LANE, KIRKHEATON (OUT

Outline application for erection of 60 dwellings, formation of access public space and associated infrastructure

Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH

John R Paley Associates

| Description | Timing |
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| Approval of the details of the layout, scale, appearance and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced. | Compliance |
| Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans. | Compliance |
| Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. | Compliance |
| The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. | Compliance |
| Development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority. | Pre-commencement |
| Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 5, development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. | Pre-commencement |
| Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 6. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy. | Compliance |
| Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority. | Pre-occupation |
| Development shall not commence until a scheme detailing the layout, construction and specification of the highway works; at the site access junction with Cockley Hill Lane (with reference to drawing no. 702A/01) and all associated highway works, and the appropriate Road Safety Audit, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until all the works under the approved scheme have been carried out and completed in accordance with the approved scheme and thereafter retained throughout the lifetime of the development. | Pre-commencement |

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| <p>The development shall not be brought into use until visibility splays of 2.4m x 48.5m and 2.4m x 46.6m in the northwest and southeast direction at Cockley Hill Lane at the site access junction in which there shall be no obstruction to visibility above the level of the adjacent footway as indicated on the approved plan have been completed. Thereafter, the visibility splays shall be retained throughout the lifetime of the development.</p> | <p>Pre-occupation</p> |
| <p>Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Thereafter all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.</p> | <p>Pre-commencement</p> |
| <p>The development shall not commence until an assessment of the effects of 1 in 100 years storm events, with an additional allowance for climate change, upon drainage infrastructure and surface water run off pre and post development between the development and the surrounding area in all directions shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and the approved scheme shall be retained throughout the lifetime of the development.</p> | <p>Pre-commencement</p> |
| <p>Notwithstanding the submitted detail, no development shall commence until details of the on-site surface water attenuation have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the scheme.</p> | <p>Pre-commencement</p> |
| <p>Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the sewer (i.e. a total protected strip width of 6 metres that crosses the site).</p> | <p>Compliance</p> |
| <p>The site shall be developed with separate systems of drainage for foul and surface water on and off site.</p> | <p>Compliance</p> |
| <p>No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences</p> | <p>Pre-commencement</p> |
| <p>No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off -site works, have been submitted to and approved by the local planning authority. Furthermore, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.</p> | <p>Pre-commencement</p> |
| <p>Prior to the commencement of development, details of a bio-diversity habitat enhancement scheme shall be submitted for the written approval of the Local Planning Authority. The scheme shall include details and potential locations for bat / bird roost opportunities within the new development and surrounding retained trees. The approved scheme shall be implemented prior to the first occupation of any dwellings / plots containing such opportunities.</p> | <p>Pre-commencement</p> |
| <p>Prior to occupation of a scheme detailing the provision of electric charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with an agreed timetable.</p> | <p>Pre-occupation</p> |
| <p>The development shall not commence until a scheme detailing the Qualitative Audit brief , methodology, and schedule for the delivery of the Qualitative Audits recommendations for the assessment of the pedestrian routes, desire lines, and crossing points(formal and informal) along Cockley Hill Lane(site access to Town Road/ Heaton Road), Town Road, and Town Road/ Heaton Moor Road/ Cockley Hill Lane/ Moorside Road junction has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented, and thereafter maintained.</p> | <p>Pre-commencement</p> |

ERECTION OF 29 DWELLINGS, FORMATION OF ACCESS, PUBLIC SPACE, ATTENUATION AND ASSOCIATIVE

LAND OFF, COCKLEY HILL LANE, KIRKHEATON, HUDDERSFIELD, HD5 0HH

John R Paley Associates

| Description | Timing |
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| The development hereby permitted shall be begun within three years of the date of this permission. | Compliance |
| The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence. | Compliance |
| All facing and roofing materials used shall match those used in Phase 1 of the development, i.e. the development approved under Reserved Matters approval ref: 2021/91507, and as approved under any subsequent application to discharge condition 3 of that approval. | Compliance |
| Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority. | Pre-commencement |
| Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 4, groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority. | Pre-commencement |
| Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 5, further groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. | Pre-commencement |
| Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 6. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within two working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy. | Compliance |
| Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority. | Pre-occupation |
| No dwelling shall be brought into use until the works to provide the estate road junction with Cockley Hill Lane have been undertaken in accordance with condition 9 of outline permission ref: 2014/91831, and visibility splays of 2.4m x 48.5m and 2.4m x 46.6m in the northwest and southeast directions respectively at Cockley Hill Lane at the site access junction, in which there shall be no obstruction to visibility above the level of the adjacent footway, have been provided. Thereafter the approved junction works and visibility splays shall be retained as such. | Pre-occupation |

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| <p>No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.</p> | <p>Pre-commencement</p> |
| <p>Before development commences a scheme detailing the locations (and including cross-sectional information together with the proposed design and construction details) of all new retaining walls / building retaining walls adjacent to the existing / proposed adoptable highways shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.</p> | <p>Pre-commencement</p> |
| <p>Before the development commences a scheme detailing the locations (and including cross-sectional information together with the proposed design and construction details) of all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.</p> | <p>Pre-commencement</p> |
| <p>Development shall not commence until a schedule of the means of access to the site for construction traffic has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, pre-development road condition surveys of Long Lane, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers' parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. All construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.</p> | <p>Pre-commencement</p> |
| <p>The development shall not commence until a joint survey with an appropriate council representative of the existing condition of the highway on Cockley Hill Lane has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on the aforementioned roads shall be submitted to and approved in writing by the Local Planning Authority. A schedule of inspection throughout the construction period of the development shall be agreed and implemented prior to works.</p> | <p>Pre-commencement</p> |
| <p>Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing with the Local Planning Authority. The CEMP shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:</p> <ul style="list-style-type: none"> i. Noise and vibration arising from all construction related activities. This shall also include suitable restrictions on the hours of working on the site including times of deliveries; ii. Dust arising from all construction related activities, which shall include measures to monitor and record the emissions of dust during construction; iii. Artificial lighting used in connection with all construction related activities and security of the construction site, and; iv. A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. <p>The CEMP thus approved shall be adhered to throughout the period of development.</p> | <p>Pre-commencement</p> |

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| <p>Development shall not commence until a finalised scheme detailing surface water with attenuation design, and land drainage (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, watercourses and intercepting land drainage) has been submitted to and approved in writing by the Local Planning Authority. The schemes shall include separate maintenance and management plans for surface water and land drainage, including safe access to and into drainage systems where appropriate in accordance with CDM Regulations 2015, using risk assessment and method statements to formulate an itinerary and schedule of tasks. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development and this shall be retained thereafter.</p> | <p>Pre-commencement</p> |
| <p>The development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, including blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre- and post-development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and the approved scheme shall be retained thereafter.</p> | <p>Pre-commencement</p> |
| <p>Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:</p> <ul style="list-style-type: none"> • Phasing of the development and phasing of temporary drainage provision; and • Include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented. <p>The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.</p> | <p>Pre-commencement</p> |
| <p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following.</p> <ol style="list-style-type: none"> a. Risk assessment of potentially damaging construction activities that refers to the most up-to-date site-specific survey information and specifically to great crested newts, bats, nesting birds, badgers and invasive plant species; b. Identification of "biodiversity protection zones", where appropriate; c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); d. The location and timing of sensitive works to avoid harm to biodiversity features; e. The times during construction when specialist ecologists need to be present on site to oversee works, where appropriate; f. Responsible persons and lines of communication, and; g. Use of protective fences, exclusion barriers and warning signs, where appropriate. <p>The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> | <p>Pre-commencement</p> |

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| <p>Before development commences, and no earlier than three months prior to commencement of development, an additional badger survey report shall be submitted to and approved in writing by the Local Planning Authority. Should the findings of the survey be materially different to those of the reports submitted with the original application, the new survey report shall incorporate a revised badger mitigation plan. Prior to first occupation/use of the site, a report prepared by an appropriately qualified and experienced ecologist demonstrating the implementation of the badger mitigation / enhancement measures, as set out in the badger survey report, shall be submitted to and approved in writing by the Local Planning Authority.</p> | <p>3 Months Prior to Commencement</p> |
| <p>Prior to work commencing on the superstructure of any dwelling, full details of the proposed landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. These shall include:</p> <p>a. Details of existing and proposed levels, and regrading, detailed landscape layout including play areas, community growing area, fruit tree planting, pocket park, SuDS and any Public Open Space (POS) and playable space;</p> <p>b. A species schedule, specification and planting plans; layout, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species;</p> <p>c. A Landscape Maintenance and Management Plan (LMMP) required with details of initial aftercare and long-term maintenance and management plan including details of the management company and a management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees and shall also include any SuDS features, and existing trees and vegetation retained on site;</p> <p>d. Details of monitoring and remedial measures, including replacement of any trees, shrubs, hedge or planting that fails or becomes diseased within the first five years from completion;</p> <p>e. Details (including samples, if requested), of paving and other hard surface materials and boundary treatments, including means of enclosure to public open spaces; fencing and gates to play areas;</p> <p>f. Details and layout of the on-site open space and of any areas for designated, informal, incidental and/or playable space;</p> <p>g. Designs and specifications intended to prevent and deter crime and anti-social behaviour;</p> <p>h. Confirmation that all soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements, and;</p> <p>i. Details of private or resident management company for on-site public open space.</p> | <p>Pre-commencement</p> |
| <p>All works on site shall be carried out in accordance with the Arboricultural Method Statement (AMS) ref: 16892/B-AJB.</p> | <p>Compliance</p> |
| <p>Before any new dwelling is first occupied, details of the design of enclosures for bin storage for the new dwellings and their materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be erected or constructed before the dwelling to which they relate is first occupied and shall thereafter be retained as such.</p> | <p>Pre-occupation</p> |
| <p>Before development commences, details of temporary waste collection arrangements to serve occupants of completed dwellings whilst the remaining site is under construction shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented throughout the construction period.</p> | <p>Pre-commencement</p> |
| <p>A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority three months prior to any part of the development being brought into use. The Full Travel Plan shall include measures to improve and encourage the use of sustainable transport, the Full Travel Plan shall continue to be developed and implemented as long as any part of the development is occupied.</p> | <p>Pre-occupation</p> |

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| No dwelling shall be occupied until details showing the provision of cycle storage facilities to serve the residential properties have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided and made available for use prior to the first occupation of the dwelling to which it relates and thereafter retained as such. | Pre-occupation |
| Prior to occupation of dwelling, one charging point for electric vehicles shall be installed within the parking space or garage of that dwelling. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of a minimum of 16 Amps and a maximum demand of 32 Amps. The charging points shall be retained thereafter. | Pre-occupation |
| Before work on the superstructure of any dwelling commences, details of measures to mitigate the causes of climate change shall be submitted to and approved in writing by the Local Planning Authority. The scheme thus approved shall be implemented and made operational before the new dwelling to which it relates is first occupied and shall thereafter be retained as such. | Pre-commencement |
| All private parking spaces shown on the approved site plan shall be laid out with a hardened and drained surface before the dwelling to which they relate is first brought into use and thereafter retained as such, free from all obstructions to their use by vehicles. | Compliance |
| The 1.8m screen fences indicated by blue dashed lines on the approved site plan shall be erected or constructed before any dwelling to which they relate is first occupied and thereafter retained as such. | Compliance |

COCKLEY HILL LANE, KIRKHEATON (RE

RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION 2014/91831 FOR ERECTION OF 54 DWELL SPACE AND ASSOCIATED INFRASTRUCTURE

COCKLEY HILL LANE, KIRKHEATON, HUDDERSFIELD, HD5 0HH

John R Paley Associates

| Description | Timing |
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| The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence. | Compliance |

Prior to work commencing on the superstructure of any dwelling, the following supplementary information concerning the Reserved Matter "landscaping" shall be submitted to and approved in writing by the Local Planning Authority:

These shall include:

- a) Details of existing and proposed levels, and regrading, detailed landscape layout including play areas, community growing area, fruit tree planting, pocket park, SuDS and any POS and playable space;
- b) A species schedule, specification and planting plans; Layout, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species;
- c) A Landscape Maintenance and Management Plan (LMMP) with details of initial aftercare and long-term maintenance and management plan including details of the management company and a management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees and shall include any SuDS features, and existing trees and vegetation retained on site;
- d) Details of monitoring and remedial measures, including replacement of any trees, shrubs, hedge or planting that fails or becomes diseased within the first five years from completion;
- e) Details (including samples, if requested), of paving and other hard surface materials and boundary treatments, including means of enclose to public open spaces; fencing and gates to play areas;
- f) Details and layout of the on-site open space and of any areas for designated, informal, incidental and/or playable space;
- g) Designs and specifications intended to prevent and deter crime and anti-social behaviour;
- h) Confirmation that all soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations, and that all approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements; and
- i) Details of a private or resident management company for on-site public open space

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Samples of all facing and roofing materials to be used shall be submitted to or inspected on site by, and approved in writing by, the Local Planning Authority, before work on the superstructure of the development commences and the development shall be implemented using the approved materials.

Before development commences (other than the formation of the new access) a full scheme of finished floor and ground levels related to Ordnance Datum or an identifiable temporary datum shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be subsequently implemented in accordance with the approved details.

No development shall take place until a scheme detailing the proposed internal adoptable estate roads have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines, together with an independent safety audit covering all aspects of work. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Before development commences a scheme detailing the locations (and including cross-sectional information together with the proposed design and construction details) of all new retaining walls / building retaining walls adjacent to the existing / proposed adoptable highways shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

Before the development commences a scheme detailing the locations (and including cross-sectional information together with the proposed design and construction details) of all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

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| <p>A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority three months prior to any part of the development being brought into use. The Full Travel Plan shall include measures to improve and encourage the use of sustainable transport, and the Full Travel Plan shall continue to be implemented as long as any part of the development is occupied.</p> | <p>Pre-occupation</p> |
| <p>Before development commences, details of temporary waste collection arrangements to serve occupants of completed dwellings whilst the remaining site is under construction shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented throughout the construction period.</p> | <p>Pre-commencement</p> |
| <p>Development shall not commence until a joint survey with an appropriate council representative of the existing condition of the highway on Cockley Hill Lane has been submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on the aforementioned roads shall be submitted to and approved in writing by the Local Planning Authority. A schedule of inspection throughout the construction period of the development shall be agreed and implemented prior to works.</p> | <p>Pre-commencement</p> |
| <p>Before any new dwelling is first occupied, details of the design of enclosures for bin storage for the new dwellings and their materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be erected or constructed before the dwelling to which they relate is first occupied and shall thereafter be retained as such.</p> | <p>Pre-occupation</p> |
| <p>All works on site shall be carried out in accordance with the Arboricultural Method Statement (AMS) reference 16892/B-AJB.</p> | <p>Compliance</p> |
| <p>No dwelling shall be occupied until details showing the provision of cycle storage facilities to serve the residential properties have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided and made available for use prior to the first occupation of the dwelling to which it relates and thereafter retained as such.</p> | <p>Pre-occupation</p> |
| <p>Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:</p> <ul style="list-style-type: none"> i. Noise and vibration arising from all construction related activities. This shall also include suitable restrictions on the hours of working on the site including times of deliveries; ii. Dust arising from all construction related activities, which shall include measures to monitor and record the emissions of dust during construction; iii. Artificial lighting used in connection with all construction related activities and security of the construction site; and iv. A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. <p>The CEMP thus approved shall be adhered to throughout the construction of the development.</p> | <p>Pre-commencement</p> |
| <p>All private parking spaces shown on the approved site plan shall be laid out with a hardened and drained surface before the dwelling to which they relate is first brought into use and thereafter retained as such, free from all obstructions to their use by vehicles.</p> | <p>Compliance</p> |
| <p>The 1.8m screen fences indicated by blue dashed lines on the approved site plan shall be erected or constructed before any dwelling to which they relate is first occupied and thereafter retained as such.</p> | <p>Compliance</p> |

LINE PERMISSION)

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| Reference: | 2014/60/91831/W |
| Case Officer: | Bill Topping |
| Submitted: | 16.06.2014 |
| Approved: | 12.04.2018 |

| Comment | Dates (DD/MM/YY) | | | | Status |
|---|------------------|-----------|-----------------------|------------|---------------|
| | Submitted | Validated | Anticipated Discharge | Discharged | |
| Reserve Matters Approval Recieved | | | | | Compliance |
| Reserve Matters Submission and Compliance with approved plans Done - Refer to approved plans for compliance | | | | | Compliance |
| Reserve Matters Application within 3 years Reserve matters approval received | | | | | Compliance |
| Begin Development within 2 years of reserve matters approval Reserve Matters approved 04/06/2025 | | | | | Compliance |
| Phase 2 Site Investigation | | | | | Not submitted |
| Remediation Strategy inc Timetable | | | | | Not submitted |
| Notify LPA of unexpected Contamination encountered within 2 days and imediatly stop works. | | | | | Compliance |
| Remediation Validation | | | | | Not submitted |
| Layout, Details of Construction and Specification of Highway Works including access & RSA | | | | | Not submitted |

| | | | | | |
|--|--|--|--|--|---------------|
| Visibility Splays Completed | | | | | Not submitted |
| Details of Construction Traffic Including: Route, Times, Parking, Wheel Wash | | | | | Not submitted |
| Flood Risk Assessment inc 1 in 100 year storm event | | | | | Not submitted |
| On Site SW Attenuation Details | | | | | Not submitted |
| 6m Sewer Easement/ Protected Strip | | | | | Compliance |
| Seperate FW and SW Drainage Proposals | | | | | Compliance |
| SW Drainage Proposals | | | | | Not submitted |
| FW Drainage Proposals | | | | | Not submitted |
| Bio-diversity Habitat Enhancement Scheme | | | | | Not submitted |
| EV Charging Details | | | | | Not submitted |
| | | | | | Not submitted |

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|---------------------|---------------|-----------------|
| ATED INFRASTRUCTURE | Reference: | 2021/62/92527/W |
| | Case Officer: | |
| | Submitted: | 21.07.2021 |
| | Approved: | 04.06.2025 |

| Comment | Dates (DD/MM/YY) | | | | Status |
|---|------------------|-----------|-----------------------|------------|---------------|
| | Submitted | Validated | Anticipated Discharge | Discharged | |
| Commencement within 3 years | | | | | Compliance |
| Approved Plans | | | | | Compliance |
| Same Facing Materials as Approved under Reserve Matters | | | | | Compliance |
| Preliminary Risk Assessment (Phase I Desk Study Report) | | | | | Not submitted |
| Phase II Intrusive Site Investigation Report | | | | | Not submitted |
| Remediation Strategy inc Timetable | | | | | Not submitted |
| Notify LPA of unexpected Contamination encountered within 2 days and imediatly stop works. | | | | | Compliance |
| Remediation Validation | | | | | Not submitted |
| Visibility Splays Completed | | | | | Not submitted |

| | | | | | |
|---|--|--|--|--|---------------|
| Full details of Adoptable Estate Roads | | | | | Not submitted |
| Retaining wall Sections, Details, Location | | | | | Not submitted |
| Location, Cross sections, Design and details of proposed Attenuation tanks/ pipes/ manholes | | | | | Not submitted |
| Details of Construction Traffic Including: Route, Times, Parking, Wheel Wash & Condition Survey of existing highways | | | | | Not submitted |
| Condition Survey of existing highways | | | | | Not submitted |
| CEMP | | | | | Not submitted |

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|--|--|--|--|--|---------------|
| Surface Water Drainage Proposals | | | | | Not submitted |
| Flood Risk Assessment inc 1 in 100 year storm event | | | | | Not submitted |
| SWMP | | | | | Not submitted |
| CEMP: Biodiversity | | | | | Not submitted |

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|---|--|--|--|--|---------------|
| Badger Survey | | | | | Not submitted |
| Hard and Soft Landscaping Proposals | | | | | Not submitted |
| Compliance with Arboricultural Method Statement (AMS) ref: 16892/B-AJB. | | | | | Compliance |
| Bin Storage Details | | | | | Not submitted |
| Temporary Waste Collection Arrangements | | | | | Not submitted |
| Travel Plan | | | | | Not submitted |

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|--|--|--|--|--|---------------|
| Cycle Storage | | | | | Not submitted |
| EV Chargers | | | | | Not submitted |
| Details of measures to mitigate climate change | | | | | Not submitted |
| Completion of Parking spaces | | | | | Compliance |
| Completion of 1.8m screen fences | | | | | Compliance |

SERVE MATTERS)

| | | |
|-----------------------------------|---------------|-----------------|
| PLANS, FORMATION OF ACCESS PUBLIC | Reference: | 2021/61/91507/W |
| | Case Officer: | |
| | Submitted: | 21.04.2021 |
| | Approved: | 04.06.2025 |

| Comment | Dates (DD/MM/YY) | | | | Status |
|----------------|------------------|-----------|-----------------------|------------|------------|
| | Submitted | Validated | Anticipated Discharge | Discharged | |
| Approved Plans | | | | | Compliance |

| | | | | | |
|--|--|--|--|--|---------------|
| Hard and Soft Landscaping Proposals | | | | | Not submitted |
| Facing Materials | | | | | Not submitted |
| External Works | | | | | Not submitted |
| Details of Adoptable Highways | | | | | Not submitted |
| Retaining walls | | | | | Not submitted |
| Location, Cross sections, Design and details of proposed Attenuation tanks/ pipes/ manholes | | | | | Not submitted |

| | | | | | |
|--|--|--|--|--|---------------|
| Travel Plan | | | | | Not submitted |
| Temporary Waste Collection Arrangements | | | | | Not submitted |
| Condition Survey of existing highways | | | | | Not submitted |
| Bin Storage Details | | | | | Not submitted |
| Compliance with Arboricultural Method Statement (AMS) ref: 16892/B-AJB. | | | | | Compliance |
| Cycle Storage | | | | | Not submitted |
| CEMP | | | | | Not submitted |
| Completion of Parking spaces | | | | | Compliance |
| Completion of 1.8m screen fences | | | | | Compliance |

HC Comment

ARP SI

ARP Rem Strat

As per Condition 6

S278 designs & Delap survey -
Bryan G Hall instructed 24.12.25 - to
commence and have info back in
Feb

S278 designs - Feb submission

CEMP & CMP

Updated FRA required and ARP
instructed 23.12.25 - due Feb

ARP - S104 pack, awaiting updated
versions to reinstate split level
gardens - due Feb

ARP - S104 pack, awaiting updated
versions to reinstate split level
gardens - due Feb

ARP - S104 pack, awaiting updated
versions to reinstate split level
gardens - due Feb

BEMP

Shown on combined site layout

Forms part of Bryan G Halls
instrcutioin - due Feb

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| HC Comments |
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| Phase 1 SI |
| Phase 2 SI |
| Rem Strat |
| |
| Rem Strat |
| S278 - Bryan G Hall - due Feb |

ARP - S38 pack, awaiting updated versions to reinstate split level gardens - due Feb

ARP - S38 pack, awaiting updated versions to reinstate split level gardens - due Feb

ARP - S104 pack, awaiting updated versions to reinstate split level gardens - due feb

CEMP & CMP

Delap Survey - Bryan G Hall - due Feb

CEMP & CMP

ARP - S104 pack, awaiting updated versions to reinstate split level gardens - due feb

FRA - ARP updating Jan - due feb

SWMP - ARP

BEMP - received

Awaiting date from JCA for Jan site visit

Landscape Designs & shrub details -
Rosetta received

Technical Site Layout updated to
show info

CEMP & CMP

Travel Plan

| |
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| Technical Site Layout updated to show info |
| Technical Site Layout updated to show info |
| AES sustainability statement |
| |
| |

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| HC Comments |
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Shrub planting - received

Technical Site Layout updated to
show info

R&S - due Feb

R&S - due Feb

R&S - due Feb

R&S - due Feb

TPS produced

CEMP & Build Plan

Delap Survey - Bryan G Hall - due
feb

Technical Site Layout updated to
show info

Technical Site Layout updated to
show info

CEMP & Build Plan