

**ITEM 3e - 22/01315/FUL – Mayfield, Blue Stone Lane, Mawdesley**

**The recommendation remains as per the original report**

**The following conditions are recommended:**

No.	Condition																											
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																											
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 707 1302 1178"> <thead> <tr> <th data-bbox="320 707 715 739">Title</th> <th data-bbox="715 707 1003 739">Drawing Reference</th> <th data-bbox="1003 707 1302 739">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 739 715 770">Location Plan</td> <td data-bbox="715 739 1003 770">2022-84-01.1</td> <td data-bbox="1003 739 1302 770">23 December 2023</td> </tr> <tr> <td data-bbox="320 770 715 801">Proposed Block Plan</td> <td data-bbox="715 770 1003 801">2022-84-02 Rev.B</td> <td data-bbox="1003 770 1302 801">16 February 2023</td> </tr> <tr> <td data-bbox="320 801 715 866">House Type 1 - Proposed Floor Plans</td> <td data-bbox="715 801 1003 866">2022-84-03.1 Rev.A</td> <td data-bbox="1003 801 1302 866">08 February 2023</td> </tr> <tr> <td data-bbox="320 866 715 931">House Type 1 - Proposed Elevations</td> <td data-bbox="715 866 1003 931">2022-84-03.2 Rev.A</td> <td data-bbox="1003 866 1302 931">08 February 2023</td> </tr> <tr> <td data-bbox="320 931 715 996">House Type 2 - Proposed Floor Plans</td> <td data-bbox="715 931 1003 996">2022-84-04.1 Rev.A</td> <td data-bbox="1003 931 1302 996">08 February 2023</td> </tr> <tr> <td data-bbox="320 996 715 1061">House Type 2 - Proposed Elevations</td> <td data-bbox="715 996 1003 1061">2022-84-04.2 Rev.A</td> <td data-bbox="1003 996 1302 1061">08 February 2023</td> </tr> <tr> <td data-bbox="320 1061 715 1126">Proposed Garage (House Type 1)</td> <td data-bbox="715 1061 1003 1126">2022-84-05.1 Rev.A</td> <td data-bbox="1003 1061 1302 1126">08 February 2023</td> </tr> <tr> <td data-bbox="320 1126 715 1178">Proposed Gatehouse</td> <td data-bbox="715 1126 1003 1178">2022-84-05.3 Rev.A</td> <td data-bbox="1003 1126 1302 1178">16 February 2023</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location Plan	2022-84-01.1	23 December 2023	Proposed Block Plan	2022-84-02 Rev.B	16 February 2023	House Type 1 - Proposed Floor Plans	2022-84-03.1 Rev.A	08 February 2023	House Type 1 - Proposed Elevations	2022-84-03.2 Rev.A	08 February 2023	House Type 2 - Proposed Floor Plans	2022-84-04.1 Rev.A	08 February 2023	House Type 2 - Proposed Elevations	2022-84-04.2 Rev.A	08 February 2023	Proposed Garage (House Type 1)	2022-84-05.1 Rev.A	08 February 2023	Proposed Gatehouse	2022-84-05.3 Rev.A	16 February 2023
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3.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>																											
4.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>																											
5.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>																											
6.	<p>No works to the Gatehouse identified on drawing 2022-84-02 Rev.B shall take</p>																											

	<p>place 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"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>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).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ol> <p>The approved CEMP shall be adhered to and implemented throughout the works to the Gatehouse strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: Due to the potential for the existing building to support bats.</p>
7.	<p>A scheme for the landscaping of the development and biodiversity enhancement measures shall be submitted prior to the construction of the superstructure of any of the dwellings hereby permitted. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail bird and bat box provision, any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</p>
8.	<p>No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason: Nesting birds are a protected species.</p>
9.	<p>Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must</p>

	<p>include:</p> <p>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;</p> <p>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);</p> <p>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</p> <p>(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and</p> <p>(v) Foul and surface water shall drain on separate systems.</p> <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
10.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to prevent flooding.</p>
11.	<p>The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use prior to first occupation and a suitable turning area is to be maintained thereafter.</p> <p>Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.</p>
12.	<p>The dropped crossing connecting the site access with the highway shall be constructed prior to commencement of development.</p> <p>Reasons: In order to enable all construction and end user traffic to enter and leave the premises in a safe manner without causing a hazard to other road users or damage to the existing highway.</p>
13.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of the Order, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reasons: To allow for the effective use of the parking areas.</p>
14.	<p>Before the accesses are used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site</p>

	<p>shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials.</p> <p>Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.</p>
15.	<p>Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CTMP shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> <li>• The parking of vehicles of site operatives and visitors;</li> <li>• Loading and unloading of plant and materials used in the construction of the development;</li> <li>• Storage of such plant and materials;</li> <li>• Wheel washing facilities;</li> <li>• Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> </ul> <p>Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</p>