Totmonslow Farm: Planning Application no: SMD/2017/0099

Proposals for Variations of Conditions (Rev A)

Condition 3: substitute drawing no TF-20B for TF-20A in the list of drawings referenced

Condition 4: substitute 'TF-20B' for 'TF-20A'

Condition 7: Reword as follows: 'Prior to commencement of the development of each plot, as shown on drawing TF-20B, a full schedule giving details of all the repair, renovation and alteration works to be undertaken to that plot including work to walls including a method statement for taking down and rebuilding, making good and repointing, work to floors, ceilings and roof structures and treatment of demolition scarring shall be submitted to approved in writing by the Local Authority and the works shall thereafter be undertaken in accordance with the details in the schedule as approved for that plot. The existing ventilation slits shall be retained to appear externally visible with any glazing set to the interior of the openings.'

Condition 8: Reword as follows: 'Prior to the commencement of the development of each plot as shown on TF-20B (including any demolition, site clearance, stripping or site establishment) a plan shall be submitted for that plot for the written approval of the Local Planning Authority to define the areas of existing trees and hedges to be retained and temporary protective fencing and advisory notices for the protection of the existing trees and hedges as approved by the LPA to be retained shall be erected for that plot in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and shall be retained in position for the duration of the period that development of that plot takes place, unless otherwise agreed in writing by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.'

Condition 9: Reword as follows: ' Prior to the commencement of the development of each plot hereby permitted drainage plans for the disposal of surface water and foul sewage for that plot shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the details as approved before the development of each plot is first brought into use.'

Condition 10: Reword as follows: 'Prior to the commencement of the development of each plot hereby permitted there shall be submitted for the written approval of the Local Planning Authority details of the existing and proposed levels across that plot and relative to adjoining land, together with the finished floor levels of the proposed buildings. The development shall be implemented in accordance with the levels details as subsequently approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

Condition 11: Reword as follows: 'Prior to the commencement of the development of each plot detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of the materials and proposed finishes shall be submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as subsequently approved.

Condition 12: Reword as follows: 'Prior to the commencement of the development of each plot details of all boundary treatments both within and surrounding the plot and all hard landscaping shall be submitted to the Local Planning Authority for written approval The boundary treatment shall be completed in accordance with the design details as subsequently approved and thereafter retained.

Condition 14: Reword as follows: Prior to the commencement of the development of each plot a scheme for the provision of roosting opportunities for bats and nesting opportunities for wild birds including Swallows shall be submitted for the written approval of the Local Planning Authority and the scheme as approved shall be implemented prior to the first occupation of the development of that plot.'

Condition 19: Reword as follows: 'Plot 2 of the development hereby permitted shall not be brought into use until the access drive shown coloured yellow on drawing TF20 to the rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.'

Condition 20: Reword as follows: 'The development of each plot hereby permitted shall not be brought into use until the access, parking, servicing and turning areas for that plot have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.'

Condition 22: Reword as follows: 'The development of each plot, including demolition hereby permitted shall not take place until a Construction and Environmental Method Statement for that plot has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include the following details:-

I. A scheme to minimise dust emissions arising from demolition/construction activities on that plot. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.
II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;

Once approved, all relevant activities on the site shall be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development of that plot. Any alteration to this Method Statement shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.'

Condition 24: Reword as follows: 'In the event that contamination is found at any time when carrying out the approved development of each plot it must be reported in writing immediately to the Local Planning Authority. Development of that plot shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the plot. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of

the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development of that plot into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.'

Condition 26: Reword as follows: Prior to the first occupation of the Plot 2 units the buildings shown within Plot 2 in drawing TF20 to be demolished shall have been demolished and removed and restorative landscaping in accordance with a scheme which shall have first been submitted to the LPA and approved in writing shall have been implemented.