

APPENDIX A

1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

REASON: To comply with the requirements of Sections 91 to 93 of the Town and Country Planning Act, 1990.

2. The development hereby permitted shall be carried out in accordance with the plan(s) and specifications, (which are listed in the 'Notes to Applicant' below), unless specified otherwise by the conditions of this permission, or otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved details.

3. Prior to the commencement of the development hereby approved, samples of all new proposed and replacement external finish materials shall be submitted to and approved in writing with the Local Planning Authority. Such submissions shall also include samples of materials to be used in the formation of hard surfaces within the approved development. Thereafter, the scheme shall be undertaken in strict accordance with the approved details unless the prior written approval of the Local Planning Authority is obtained to any variation.

REASON: In the interest of the visual amenities of the area.

4. The forming and construction of the means of the proposed access from Barracks Lane and drainage ditch crossing shall not commence unless and until the detailed design thereof has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the formation of a safe and satisfactory means of access to the site in the interests of maintaining highway safety.

5. The existing site access from Barracks Lane shall be permanently closed to vehicular traffic, including any highway reinstatement works, when the new access is brought into use.

REASON: In the interests of maintaining highway safety and in consideration of the fact that the other 2 points of access are adequate to serve the proposed development.

6. Prior to the commencement of the development hereby approved, a scheme indicating the provision of facilities for the parking, turning, loading and unloading of vehicles shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development hereby approved and thereafter retained for those purposes.

REASON: To ensure that adequate parking and manoeuvring space is provided to serve the proposed development and to avoid the necessity for reversing movements into or from the highway in the interests of highway safety and maintaining the free flow of traffic on the adjoining highway.

7. Notwithstanding the submitted particulars, there shall be no external storage of materials or products on any part of the site.

REASON: In the interest of the visual amenities of the area.

8. The developer shall submit an external lighting plan to the local planning authority for agreement; prior to occupancy of any of the buildings. The lighting plan shall include measures to monitor lux levels when the lighting becomes operational, and where necessary include remedial measures to reduce unnecessary light loss. The agreed lighting plan shall be implemented in full prior to the first use of the development hereby approved.

REASON: For the protection and maintenance of the visual amenities of the area.

9. Prior to the commencement of the development hereby approved, a scheme for the comprehensive drainage of the site, indicating the proposed methods of disposal of foul, surface and land drainage waters from the site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved scheme, or any such details as may subsequently be agreed in writing with the Local Planning Authority, prior to the first occupation of any of the buildings hereby approved.

REASON: In the interests of ensuring the site is adequately drained.

10. No development shall take place until there has been submitted to, and agreed in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development
- b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting

- c) proposed materials/finishes to be used on proposed hardstanding areas and paths and other surfaces
- d) proposed earthworks, grading and the mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform
- e) proposed positions, design, materials and type of boundary treatments.

REASON: Adequate details have not been submitted and the Local Planning Authority wishes to ensure that the site is properly landscaped.

11. All planting, seeding, turfing, fencing, walling or other treatment comprised in the agreed details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development, or any such period as may be subsequently agreed in writing with the Local Planning Authority, and any trees or plants which, within a period of five years of 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.

REASON: In order to ensure that the site is adequately landscaped in the interest of visual amenity.

12. The premises shall only be used for uses within Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order, with or without modification.

REASON: In order that the use of premises is controlled in the interest of the amenity of the area.

13. Prior to the commencement of the development hereby approved, a scheme of mitigation shall be submitted to and approved in writing with the Local Planning Authority which provides for the safeguarding of swallows. The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

REASON: In the interest of safeguarding protected species.

14. No development or site clearance works shall be undertaken during the bird breeding season (March - August inclusive).

REASON: In the interests of safeguarding protected birds and their nests.

15. No development shall commence until a scheme for the provision of tree and hedgerow protection measures has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented in full and in strict accordance with the approved details. No works (e.g. excavation, trenching, storage of materials, fires/burning, movement of machinery) associated with the development of the site shall be undertaken within the Root Protection Areas unless they have been subject to a method statement that has been approved in writing by the LPA. The implemented protection measures shall be thereafter retained for the duration of the development works unless the prior written approval of the Local Planning Authority is obtained to any variation.

REASON: In order to safeguard the visual quality of the site and to protect existing natural features.

16. Prior to the commencement of the development hereby approved, full details of any new or proposed replacement windows and external doors shall be submitted to and agreed in writing with the Local Planning Authority. Such scheme shall provide for windows and doors of a timber construction with painted finish, the colour of which shall also be specified within the submitted details. The agreed scheme shall thereafter be implemented in full and there shall be no deviation from these agreed details without the prior written approval of the Local Planning Authority.

REASON: In the interests of the overall appearance of the development.

17. Prior to the first use of the development hereby approved, a scheme to provide the clear identification and delineation of an area of residential curtilage to serve Bank Farmhouse i.e., Building 1 shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be provided in full and strict accordance with those details.

REASON: In order to safeguard the visual quality of the site and to protect the amenities of future occupiers of Bank Farmhouse.

18. Prior to the commencement of the development hereby approved, precise details of all ventilation and fume extraction equipment, ducting, vents and cowls, including their precise location within or upon the buildings hereby approved, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full prior to the first use of the development hereby approved.

REASON: In the interests of the visual amenities of the area.

NOTES TO APPLICANTS

1. This permission relates to the following particulars received by the Local Planning Authority.

- Application form received 30.06.2011.
- Transport Statement, ref: DR/11061, dated 20.6.2011, received 30.6.2011.
- Design and Access Statement, ref: SG-719-ST1, received 30.06.2011.
- Ecological (Bird, bat & Great Crested Newt) Survey, dated June 2011, received 30.6.2011.
- Structural Report, ref: 14251, dated August 2011, received 26.8.2011.
- Dwg. No. BF11/01/101 received 30.6.2011.
- Dwg. No. BF11/01/102 received 30.6.2011.
- Dwg. No. BF11/2/100 received 30.6.2011.
- Dwg. No. BF11/3/100 received 30.6.2011.
- Dwg. No. BF11/3/102 received 15.8.2011.
- Dwg. No. BF11/04/101 received 30.6.2011.
- Dwg. No. BF11/04/102 received 30.6.2011.
- Dwg. No. BF11/04/103 received 30.6.2011.
- Dwg. No. BF11/04/104 received 30.6.2011.
- Dwg. No. BF11/05/101 received 30.6.2011.
- Dwg. No. BF11/05/102 received 30.6.2011.
- Dwg. No. BF11/06/101 received 30.6.2011.
- Dwg. No. BF11/06/102 received 15.8.2011.
- Dwg. No. BF11/07/101 received 30.6.2011.
- Dwg. No. BF11/07/102 received 30.6.2011.
- Dwg. No. BF11/07/103 received 30.6.2011.
- Dwg. No. BF11/07/104 received 30.6.2011.
- Dwg. No. BF11/08/101 received 30.6.2011.
- Dwg. No. BF11/08/102 received 30.6.2011.
- Dwg. No. BF11/08/103 received 30.6.2011.
- Dwg. No. BF11/08/104 received 30.6.2011.

2. You are reminded that this permission must be carried out strictly in accordance with the above specified plans and the conditions referred to upon this certificate of decision. If any amendments are proposed, you should NOT proceed without first obtaining the written approval of the Local Planning Authority.

3. Any development carried out without compliance with the plans and particulars approved and the conditions of this permission, may be liable to enforcement action. You are also advised that separate approval under the Building Regulations and/or a licence under the Environmental Health Regulations may be required. Further advice on this may be obtained from the relevant department of the County Council.

4. Your attention is drawn to the attached Highway Supplementary Notes, with particular reference to Clauses 1, 2, 3, 4 & 7.

5. Your attention is drawn to the attached Dwr Cymru/Welsh Water letter and advisory notes, dated 25.11.2011.