

AMENDED/ADDITIONAL CONDITION WORDINGS

The following wordings are agreed between the parties:

Additional Condition - Provision of Off-Site Highway Works

The development hereby permitted shall not be first occupied until the off-site highway works as detailed at plan ref. BRS.4989 AHJ/1 have been carried out in full, in accordance with the approved details.

REASON: To ensure a safe and satisfactory means of access.

Amended Condition (replaces Condition 19) – Water Efficiency

No development shall commence until details of water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed an average of 110 litres per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources.

Amended Condition (replaced Condition 16) – Noise Mitigation

The reserved matters to be submitted pursuant to Condition 1 shall be accompanied by a Noise Mitigation Scheme following the principles established in the approved Road Traffic Noise Assessment, prepared by Hepworth Acoustics, including how mitigation will be maintained for the lifetime of the development.

Prior to the construction of any dwelling, the submitted Scheme shall have been approved in writing by the Local Planning Authority and no dwelling shall be first occupied until the relevant mitigation measures in respect of that dwelling have been provided in full, in accordance with the approved Scheme. The mitigation measures shall thereafter be retained at all times unless otherwise agreed in writing by the local planning authority.

REASON: To prevent avoidable disturbance to residents from highway noise.

There remains some dispute in respect of the trigger for the following condition, the preferences of the Council and Appellant being set out in red and blue respectively below. The remaining text in black is agreed.

Additional Condition – Floor/Site Levels

No development shall commence...

No dwelling shall be constructed...

...until details of the internal finished floor levels of all of the proposed buildings and proposed external finished ground levels, in relation to the existing ground levels on the site and the adjacent land, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area and to assess the impact on nearby residential properties. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.