

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

Cond. No.	Condition	Reason	Comments
1.	Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved	Pursuant to the requirements of Section 92 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	Application P10/1292 for approval of Reserved Matters submitted 24/10/2010 and approved 14/12/2010 discharged this condition.
2.	Approval of the details of appearance, layout, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority before any development is begun. (site C)	Pursuant to Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).	Application P10/1292 for approval of Reserved Matters submitted 24/10/2010 and approved 14/12/2010 discharged this condition.
3.	No development in connection with the residential site C shall commence until the development at site B, consisting of replacement sports facilities has been completed in accordance with relevant conditions. (Sites B & C)	In order to comply with the requirements of Policy LR6 of the adopted UDP.	Application P11/0782 submitted 24/06/12 and approved 31/08/2011 revised the wording of condition 3 as follows: No more than the three houses, double garage and access shown on the submitted plans shall be constructed and used thereafter purely as a sales and show house area until the replacement sports facilities at site B have been completed in

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

			<p>accordance with relevant conditions. (Sites B &amp; C)</p> <p>The application was approved for the following reason; The development of the current application site is proposed by Barratt Homes and will be in accordance with planning permission secured under reference P10/1292, on land that is not a sports facility and will not affect the operation of a sports facility. The aims of the original condition will not therefore, be compromised and no potential detriment to the completion of the replacement sports facilities will arise due to the revised condition that will prevent the sale of the proposed houses. All other conditions previously attached to the original approval will be re-imposed and will be required to be addressed unless previously discharged. The development is therefore considered to be in accordance with the requirements of saved Policy LR6 of the adopted Unitary Development Plan.</p>
4.	<p>The development hereby permitted at site A shall be begun before the expiry of three years from the date of this permission. (Site A)</p>	<p>To comply with Section 91 of the Town &amp; Country Planning Act 1990, as amended by Section 51 of the Planning &amp; Compulsory Purchase Act 2004.</p>	
5.	<p>Prior to the commencement of development, details of the specific type and location of the</p>	<p>In order to maintain the quality of the landscape in accordance with</p>	<p>Application P08/1373/C4 submitted 15/03/2011 for site B. Condition discharged 27/05/2011</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>boundary treatments around site A and B shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be carried out in complete accordance with the approved details and such type of fencing or similar fencing as agreed in writing shall thereafter be retained for the lifetime of the development. (Sites A &amp; B)</p>	<p>UDP Policy HE2.</p>	
<p>6. No materials other than those shown on drawing numbers AP(0) 008 and SK (0) 1000 Rev C shall be used without the written approval of the local planning authority. (Site B)</p>	<p>In order to protect the visual amenities of the area in accordance with UDP Policy DD1.</p>	
<p>7. Prior to the commencement of development, details of the existing and proposed levels of site C (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the local planning authority. The</p>	<p>In the interests of visual and residential amenities and to comply with UDP Policies DD1 and DD4.</p>	<p>Application P10/1292 for approval of Reserved Matters submitted 24/10/2010 and approved 14/12/2010 discharged this condition.</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>development shall proceed in accordance with the approved levels. (Site C)</p>		
<p>8. Prior to the commencement of development, details of a structure to screen noise at dwellings on Hillwood Road shall be submitted to and approved in writing by the local planning authority. Such screen shall be as effective as a timber fence of 10.5 kg per square metre and shall be erected prior to occupation of the sports club and maintained for the life of the development. (Site B)</p>	<p>To protect the amenities of local residents in accordance with UDP Policy DD4.</p>	<p>Application P08/1373/C4 submitted 15/03/2011 for site B. Condition discharged 27/05/2011</p>
<p>9. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works</p>	<p>To ensure development is informed and appropriate to changes to the site's ecology in accordance with UDP Policy NC6 Wildlife species.</p>	<p>Application P08/1373/C2 submitted for site B 07/02/2011 for site B. Condition discharged 28/03/2011.</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>commence (or continue). All works must be carried out in accordance to the approved plan. (Sites A &amp; B)</p>		
<p>10. Detailed landscaping plans for the Coombeswood sites (including establishment and maintenance programme), taking into account appropriate improvements for nature conservation should be submitted to and approved in writing by the Council's Landscape and Ecological Advisors before any work commences. All works must thereafter be carried out in accordance to the approved plans and programmes. (Sites A &amp; B)</p>	<p>To ensure development is appropriate to the site's ecology and provides adequate levels of mitigation and enhancement in accordance with UDP Policy DD10 Nature Conservation and Development.</p>	<p>Application P08/1373/C3 submitted 21/02/2011 for site B. Condition discharged 23.05.2011.</p>
<p>11. Any outside lighting should conform to the Bat Conservation Trust and Institute for Lighting Engineers' guidance 'Bats and lighting in the UK'. A plan detailing any outside lighting shall be submitted to and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan. (Sites A, B &amp; C))</p>	<p>To ensure development is appropriate to the ecology of the site and its surroundings in accordance with UDP Policy NC6 Wildlife species.</p>	<p>Application P08/1373/C5 submitted 11/05/2011 for site B. Condition discharged 15/06/2011.</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

12.	Prior to the commencement of development, a plan detailing the type and location of bat roost provision on the site shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of the development hereby approved, the agreed provision will be installed on site and thereafter maintained available for use for the lifetime of the development. (Sites A, B & C)	In the interests of encouraging biodiversity and to comply with UDP Policies NC6 and NC1.	Application P08/1373/C4 submitted 15/03/2011 for site B. Condition discharged 27/05/2011
13.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no fences, gates or walls shall be erected within either sites A or B other than those expressly Authorised by this permission. (Sites A & B)	In order to secure a satisfactory appearance to the development in appreciation of these sensitive locations in accordance with Policies DD1 and SO1 of the Adopted UDP.	
14.	Prior to the commencement of development	To protect the development from	Application P08/1373/C1 submitted 01/02/2011 for site B. Condition discharged 23/03/2011

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>detailed proposals for drainage works at sites A and B shall be submitted and shall deal with flooding mitigation measures as outlined by Environment Agency letter reference UT/2008/ of 2008. (Sites A &amp; B)</p>	<p>increased risk of flooding in compliance with UDP Policies EP4 and DD11.</p>	
<p>15. Detailed working protocols, based on good practice such the Pollution Prevention Guidelines PPG1 (general) by the Environment Agency, should be prepared and adhered to during all works. These should ensure no negative impacts could occur, such as contamination, runoff of substrate and/or nutrients, light pollution or disturbance affects the adjacent wildlife site and/or protected species. The location of the temporary compounds should be identified on the plan for plant and material storage during construction. These protocols must be submitted and approved in writing by the Council before any works commence. All works must be carried out in accordance to the approved protocols. (Sites A &amp; B)</p>	<p>To ensure development methodology is appropriate the ecology of the site and its surroundings in accordance with UDP Policies, NC4, NC5 and NC6.</p>	<p>Application P08/1373/C6 submitted for site B 06/06/2011. Condition discharged 20/06/2011</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

16.	<p>If protected species are found during any stage of the development all works must stop immediately and Natural England, the project's ecologist and the Council's Nature Conservation Officer must be contacted immediately. Works should not re-commence until relevant licences have been obtained and written permission is granted by Natural England and the Council. (Sites A, B &amp; C)</p>	<p>To ensure development safeguards the site's ecology. NC6 Wildlife species and wildlife legislation.</p>	
17.	<p>A Nature Conservation Mitigation and Enhancement Plan must be drawn up which sets out the measures which will be undertaken to comprehensively mitigate for the proposed impacts of the scheme and provide appropriate enhancements. These must include:</p> <ul style="list-style-type: none"> <li>• The recommendations of the Ecological Report by Atkins, dated August 2008</li> <li>• The protection of wildlife which may potentially move onto the development sites including nesting birds, badgers and reptiles</li> <li>• Avoidance of damaging light pollution</li> </ul>	<p>To ensure development is appropriate to the site's ecology and provides adequate levels of mitigation and enhancement in accordance with UDP Policies DD10, DD11, DD12, EP6, SO1, SO2, NC1, NC4, NC5, NC6, NC9 and NC10.</p>	<p>Application P08/1373/C2 submitted for site B 07/02/2011 for site B. Condition discharged 28/03/2011.</p>



Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<ul style="list-style-type: none"> <li>• The protection of surrounding habitat</li> <li>• The establishment and management of the areas of habitat restoration, creation and management on all development sites</li> <li>• The establishment and management of the proposed new Local Nature Reserve             <ul style="list-style-type: none"> <li>• Replacement tree planting</li> </ul> </li> </ul> <p>Appropriate national and local methods and standards will be used and referred to throughout the Plan as relevant. The plan must be submitted to and be approved by the Nature Conservation Officer before any works occur on the sites. All works must be carried out in accordance with the approved Nature Conservation Mitigation and Enhancement Plan. (Sites A, B &amp; C)</p>		
<p>18. No development approved by this permission shall be commenced until a scheme to deal with contamination of land has been submitted to and approved by the LPA and the development shall not be occupied until the measures approved in that scheme have been</p>	<p>To ensure that the risks associated with contamination from the development site are reduced to acceptable levels and to ensure that the development complies with UDP Policy UR9</p>	<p>Application P08/1373/C4 submitted 15/03/2011 for site B. Condition discharged 27/05/2011</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically in writing:</p> <p>i) A desk-top study to formulate a conceptual model of the site. The requirements of the Local Planning Authority shall be fully established before the desk-study is commenced;</p> <p>ii) Once the desk study has been approved by the Local Planning Authority, a site investigation shall be carried out to identify and evaluate all potential sources and impacts of identified contamination in accordance with the conceptual model. The findings of site investigation shall be presented in report format for approval by the Local Planning Authority and shall include a risk-based interpretation of any identified contaminants in line with UK guidance;</p>	<p>and PPS23.</p>	
--	-------------------	--

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>iii) Following the approval of both desk-top study and site investigation reports, a written remediation scheme and method statement (the contamination proposals) shall be agreed in writing with the Local Planning Authority prior to commencement. The contamination proposals shall be implemented in full and no deviation shall be made from the contamination proposals without the express written permission of the Local Planning Authority. The contamination proposals shall include provisions for validation monitoring and sampling.</p> <p>iv) No development approved by this permission shall be commenced until a validation scheme and validation criteria for the use of imported material and reuse of site-won materials is submitted to and approved by the LPA. No deviation shall be made from this scheme without the express written permission of the LPA. Such a scheme shall include provisions for validation monitoring and</p>		
--	--	--

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>sampling. (Sites A, B &amp; C)</p>		
<p>19. If during development works; i) any contamination should be encountered which was not previously identified or is derived from a different source and/or of a different type to those considered under the contamination proposals (if applicable) then the Local Planning Authority should be notified immediately and remediation proposals formulated/amended for consideration. ii) contaminants are found in areas previously expected to be acceptable, then the Local Planning Authority should be notified immediately and remediation proposals formulated/amended for approval. The development shall be completed in accordance with the approved details. (Sites A, B &amp; C)</p>	<p>To ensure that the risks associated with contamination from the development site are reduced to acceptable levels and to ensure that the development complies with UDP Policy UR9 and PPS23.</p>	

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

20.	<p>Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane and/or carbon dioxide gases. Where the investigations identify the presence of carbon dioxide and/or methane, development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall include provisions for validation monitoring &amp; sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development. (Sites A, B &amp; C)</p>	<p>The site is located in an area with the potential to be affected by soil gases and vapours and therefore compliance with UDP Policy UR9 and PPS23 should be ensured.</p>	<p>Application P08/1373/C4 submitted 15/03/2011 for site B. Condition discharged 27/05/2011</p>
21.	<p>Use of the pitches (at Site A) for sporting activities shall not take place at any time on , Sundays and Bank Holidays. (Site A)</p>	<p>In order to safeguard the amenity of existing residents from noise in accordance with UDP Policies DD4.</p>	

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

22.	The social club building at Site B shall be constructed as to provide sound attenuation against internally generated noise of not less than 40dB (A). (Site B)	To protect the amenity of neighbouring residential properties from noise arising from the social club in accordance with UDP Policies DD4.	
23.	The Rating Level of noise arising from fixed plant and machinery within the boundary of the proposed development, when measured or calculated, as a 60 minute LAeq (between 07:00 and 23:00 hours) shall not exceed the background noise level (LA90) of the same period on any day at the boundary with the closest residential property. The rating level of noise arising from fixed plant and machinery within the boundary of the proposed development, when measured or calculated, as a 5 minute LAeq (between 23:00 and 07:00 hours) shall not exceed the background noise level (LA90) of the same period on any day at the boundary with the closest residential property. The LA90 background level referred	To protect the amenity of neighbouring residential properties from noise arising from the social club and the associated car park in accordance with UDP Policies DD4.	

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>to above is the background noise level representative of the local area, measured when the plant/machinery at the proposed development site is not in operation. All measurements and assessments are to be made in accordance with the main procedural requirements of BS4142:1997 'Methods of rating industrial noise affecting mixed residential and industrial areas'. (Site B)</p>		
<p>24. Development on site C shall not begin until a scheme for protecting future residents of the proposed dwellings from noise from nearby employment premises has been submitted to and approved by the local planning authority and all works which form part of the scheme shall be completed before any of the permitted dwellings on these plots are occupied. Such a scheme may need to include the following:  a. A suitably sized continuous noise barrier block residential construction along part of the Coombs Road boundary facing the Co-op</p>	<p>To protect the amenity of neighbouring residential properties from noise and to safeguard the continued use of the adjacent employment land in accordance with UDP Policies DD4 and EE3.</p>	<p>Application P10/1292 for approval of Reserved Matters submitted 24/10/2010 and approved 14/12/2010 discharged this condition.</p>

Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

<p>distribution centre to the east, with no window of a habitable room in this block facing Coombs Road.</p> <p>b. A suitably sized continuous acoustic barrier of a minimum density of 10 kg/sq metre located along the perimeter of the site facing Coombs Road, to ensure that daytime noise levels in amenity areas on the site are below 55dB(A), measured as a 16 hour Laeq in accordance with PPG 24.</p> <p>c. The provision of an acoustic barrier of a minimum density of 10 kg/sq metre and minimum height of 2 metres along the northern perimeter of the site adjoining open yard areas of employment premises. The height shall be measured from the ground level of the employment premises yard(s). (Site C)</p>		
<p>25. Prior to the submission of the reserved matters, a formal shade assessment should be carried out and the final design must take into account the results of this assessment. (Site C)</p>	<p>In the interests of the amenity of future occupiers, and to comply with UDP Policy DD4.</p>	<p>Application P10/1292 for approval of Reserved Matters submitted 24/10/2010 and approved 14/12/2010 discharged this condition.</p>



Appendix 1 (DBLAF Meeting 27/03/12)

Coombs Road Decision Notice (P08/1373) Breakdown

--	--	--	--