

## **Schedule of Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until details of the proposed materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) measures to control the emission of dust and dirt during construction;
  - v) delivery, demolition and construction working hours.

The approved Statement shall be adhered to throughout the construction period for the development.

4. No development shall take place until details and specifications of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These landscaping details shall include the layout of the hard-landscaped areas with the materials and finishes to be used together with details of the means of enclosure (fencing and boundaries), car parking layout, vehicle and pedestrian accesses. The details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance program. The hard landscape works shall be carried out as approved prior to the first occupation of the development hereby approved. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.
5. No development shall take place until details of the surface water drainage scheme and foul drainage scheme to serve the development has been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.
6. No development shall take place until details of existing and proposed ground levels and proposed finished floor levels and their relationship to the adjoining land, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7. Prior to the commencement of development an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site and, as appropriate, a programme of implementation of archaeological works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.
8. Prior to the first occupation of the development, details of cycle parking and refuse storage shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the occupation of the development.
9. The dwelling hereby approved shall not be occupied until two car parking spaces have been laid out for the site, in accordance with approved drawing 0127\_BP Rev B and those spaces shall thereafter be kept available for such purposes in perpetuity.
10. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 0127\_SLP rev A, 0127\_EXBP Rev A, 0127\_BP rev B, 0127\_GA rev A, 0127\_GE; and 0127\_GE street.