

Appendix D – Conditions

1) The development hereby approved shall be carried out in accordance with the following documents and drawings;

Drawings;

- Survey plan 15 50 01;
- Location Plan 15 50 05;
- House type A1 3-bed 15 50 07_01 Rev B dated March 2021;
- House type A1 3-bed 15 50 07 Rev A dated November 2020;
- House type C1 4-bed 15 50 08_1 Rev C March 2021;
- House type C 4-bed 15 50 08 Rev D March 2021;
- House type V1 5-bed 15 50 09_01 Rev C March 2021;
- House type B2 5-bed 15 50 08-9_2 Rev B March 2021;
- House type D1 3-bed bungalow 15 50 10_1 Rev B;
- House type D2 3-bed bungalow 15 50 10_2;
- House type E1 5-bed 15 50 11_1 Rev A March 2021;
- House type E 5-bed 15 50 11 Rev B March 2021;
- Revised Site Layout Plan 15 50 14 Rev G;
- Landscape Master Plan EML SH 1100 01 Rev D;
- Landscape Plan and photos EML SH 1100 02 Rev B;
- Section Elevations Sheet 1 of 2 EML SH 1100 03 Rev A;
- Section Elevations Sheet 2 of 2 EML SH 1100 04 Rev A;
- Landscaping Views from St Site of St Lazarus Hospital EML SH 1100 05 Rev A;
- Archaeological report ref 2021-029 by University of Leicester;
- 82046-101-P1 by PRP dated April 2021;
- 82046 Maintenance Schedule by PRP dated April 2021;
- 4651990 KS Comm Biodisc 8pg_1000;
- C20.7545 SmartServPro_Sales_Presenter_CM;
- DS0721P-04 (BH – BL BIODISC); and
- ZZ – 82046 – Management Schedule for Surface Water Drainage dated December 2021

REASON: For the avoidance of doubt.

2) The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Hayward Architects drawing number 15/50-14C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with both the National Planning Policy Framework (2019) and policy IN2 of the Melton Local Plan.

3) No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on both sides of each access within the site with nothing within those splays higher than 0.6 metres above the level of the adjacent Footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2021).

4) The parking spaces, including garages, shown on the approved drawing numbered 15 50 14 Rev G shall be provided prior to the first occupation of each dwelling and retained thereafter for parking purposes in association with the dwelling to which they relate with the garages being used for parking purposes only and for no other purpose.

REASON: To ensure the parking spaces shown on the approved plans are provided then subsequently retained in accordance with policy IN2 of the Melton Local Plan.

5) Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within Class B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.

REASON: In the interests of protecting amenity of neighbouring dwellings in the development hereby approved in accordance with policy D1 of the Melton Local Plan.

6) No external lighting shall be provided until full details, to include locations, level of illumination, angles, means of maintenance etc., have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details unless otherwise agreed in writing by way of a subsequent discharge of condition or non-material amendment submission.

REASON: To ensure the external lighting is positioned and of a type so as to not adversely impact upon neighbouring amenity or protected species while also ensuring its maintenance in accordance with policies EN1, EN2 and D1 of the Melton Local Plan.

7) No above ground works shall take place until drawings showing the elevations and material details of all site and plot boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details to be retained thereafter.

REASON: In the interests of visual amenity as well as to ensure the visual appearance and materials of all boundary treatments are acceptable then subsequently retained and maintained accordingly in accordance with policy D1 of the Melton Local Plan.

8) No development shall commence on site until all existing trees and hedgerows that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left unsevered.

REASON: To ensure that existing trees and hedgerow are adequately protected during construction in the interests of the visual amenities of the area in accordance with policy EN1 of the Melton Local Plan.

9) No development shall commence until an Ecology Mitigation Report, to include as a minimum Great Crested Newts, Badgers and Reptiles alongside mitigation measures associated with all species has been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the agreed details including mitigation measures.

REASON: To ensure the protection and appropriate mitigation of protected species in accordance with policy EN2 of the Melton Local Plan.