

Recommended Conditions

Land To The West Of Thaxted Road Saffron Walden S62A/2024/0051

- 1** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 2** The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy by Rolton Group, ref 220222-RGL-ZZ-XX-RP-C0002 Rev S2-P06 dated 28/02/23 as amended by Drainage Strategy Report by Infrastructure Design Ltd, ref IDL/1187/DS/001 Rev P03 dated 02/02/24 and the following measures detailed within the FRA:

- Infiltration testing in line with BRE 365 to be carried out at the location of the centre of the proposed infiltration basin.
- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change.
- Design and planting of the bio-retention basin to be in accordance with CIRIA C753 Chapters 18 and 22.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective treatment of surface water runoff to prevent pollution.

And in accordance with ULP Policy GEN3 and the NPPF.

- 3** Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

In accordance with ULP Policy GEN3 and the NPPF.

- 4** Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with ULP Policy GEN1.

- 5** The dwellings shall not be occupied until such time as their associated cycle parking indicated on the approved plans has been provided.

REASON: To ensure appropriate bicycle parking is provided in accordance with ULP Policy GEN1.

- 6** The materials and finishes shall be as indicated within the approved materials palette and thereafter retained as such, unless otherwise agreed with the local planning authority.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)

- 7** The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment (Tyler Grange 1 July 2024). This includes the Tree Protection Measures and construction methods to prevent harm to retained trees in accordance with BS5837:2012,

REASON: To protect trees which are to be retained in accordance with Policies ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 8** The development hereby approved shall be in accordance with the submitted Landscape Plans and Plant Schedules:

L21041.02.0 E
L21041.01.0 G
L21041.03.0 C
L21041.04.0 D

The works shall be carried out as approved unless agreed in writing with the Local Planning Authority.

REASON: The planting and landscaping schedule is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).