



Hull
City Council

Mr Roger Hallett
BSB Architecture
The Deep Business Centre,
Tower Street
Hull
HU1 4BG

Your Ref:
My Ref: DM/20/01306/CONDET
Contact: Chris Peach
Tel: 01482 612734
Fax: 01482 612350
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Date: 6 November 2020

Dear Mr Hallett

Town and Country Planning Act 1990
Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.
Planning Approval Ref : 19/00824/OUT
Address : Land To The North Of 39 Bainton Grove

I refer to your request of 23.10.2020 seeking written confirmation of compliance with condition 4 of the above approval.

The request has been determined as detailed in the attached revised table.

Please read the planning permission carefully. Other conditions may need to be dealt with before this development begins.

If you have any further queries please contact Mr. Peach at the above address.

Yours sincerely,

Chris Peach
Principal Planning Officer



Planning Development Control, Hull City Council,
2nd Floor, Guildhall, Alfred Gelder Street, Hull, HU1 2AA

Condition	Satisfied or other comment
<p>1) The development must be carried out in complete accordance with the following approved documents Approved plans; (drawing nos. 19-1-1202:L6.013 Rev C, Site location Plan) Reason: to provide clarity to the permission</p>	Satisfied at outline stage
<p>2) Applications for the approval of reserved matters shall be made to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun within 2 years of the date of the last of the reserved matters to be approved, (to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004).</p>	Application 20/00093/RES satisfies this condition
<p>3) Before the development begins approval of the reserved matters, i.e.</p> <p>(a) layout, (b) scale, (c) appearance, (d) access, (e) landscaping,</p> <p>shall be obtained in writing from the Local Planning Authority, and the development shall be carried out as approved (in order that the Local Planning Authority may be satisfied as to the details of the development and to comply with policy 14 of the Local Plan).</p>	Application 20/00093/RES satisfies this condition
<p>4) No development shall commence until details of all external materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved. A pre-commencement condition is necessary to ensure the materials to be used are in the interests of visual amenity and comply with policy 14 of the Local Plan.</p>	The submitted details are considered acceptable and this condition is discharged.

Condition	Satisfied or other comment
5) No development shall commence until details of the surface materials of all roads, footpaths and hard landscaped areas in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved. A pre-commencement condition is necessary)to ensure the materials to be used are in the interests of visual amenity and comply with policy 14 of the Local Plan.	The submitted details are considered acceptable and this condition is discharged.
6) Part 1. Site Characterisation...	Still awaiting comments from Environmental Health, but in the absence of any adverse comments the submitted details are agreed.
7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with policy 48 of the Local Plan).	Needs to be complied with if contamination is found
8) Should any soil be imported on to site for gardens or landscaped areas, documentation/test certificates for the imported material shall be submitted to, and approved in writing by the Local Planning Authority before the soil is imported. The documentation/test certificates shall include:...	To be complied with if necessary

Condition	Satisfied or other comment
9) No development (including associated demolition if applicable) shall commence until details of construction/demolition methods (including the methods of piling), and measures to minimise the emission of noise and dust from the site have been submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with those approved details. A Construction/Demolition works that are audible at the boundary of the site shall not take place outside 07.30 to 19.30 hours on Monday to Fridays, 08.00 to 12.30 hours on Saturdays nor at any time on Sundays or Bank and National Holidays. No open burning of any waste material shall be permitted within the site, except for the burning solely for the control of dry rot, for which prior permission from the Environmental Regulation department is required. A pre-commencement condition is required in the interests of amenity and to comply with Local Plan policies 47 and 49.	Still awaiting comments from Environmental Health, but in the absence of any adverse comments the submitted details are agreed.
10) No part of the development hereby permitted shall be commenced until an Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should be in the form of a map that details the type and location of two integral roosting/nesting feature to be incorporated within the properties. A bee brick, bird nesting or bat roosting box such as a 1SP Schwegler Sparrow Terrace, 1FE Schwegler Bat Access Panel or Ibstock Enclosed Bat Box 'C' (or direct equivalents) should be used. Boxes should be installed as per the manufacturer's recommendations during development and retained in perpetuity unless agreed otherwise, in writing by the Local Planning Authority. A pre-commencement condition is required to comply with policy 44 of the Local Plan, the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC)	The submitted details are considered acceptable and this condition is discharged, subject to compliance with requirements.

Condition	Satisfied or other comment
11) The dwellings hereby approved shall meet Building Regulation M4(2) standard, unless otherwise agreed in writing beforehand with the Local Planning Authority (to provide a satisfactory standard of housing design in accordance with Local Plan Policy 21).	Application 20/00093/RES satisfies this condition
12) The development shall should be designed according to Building for Life principles and should achieve at least 9 green scores out of 12, minimise amber scores and avoid red scores, unless otherwise agreed in writing beforehand with the Local Planning Authority (to provide a satisfactory standard of housing design in accordance with Local Plan Policy 21).	Application 20/00093/RES satisfies this condition
13) The building(s) hereby approved shall not be occupied until secure undercover cycle parking facilities have been provided (1 per dwelling) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall subsequently be retained in its entirety for such use. In order to ensure adequate secure provision for cyclists and to comply with policies 25 and 36 of the Local Plan).	The submitted details are considered acceptable and this condition is discharged.
14) The building(s) hereby approved shall not be occupied until a means of vehicular access to serve it has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority (in the interests of amenity and public safety and to comply with policy 26 of the Local Plan.	The submitted details are considered acceptable and this condition is discharged. It is noted that the access points will have to be constructed to HCC highways requirements.
15) No dwelling shall be occupied until the access to it and the parking and garaging facilities associated with it have been constructed in accordance with the approved plans. The access, parking and garaging facilities shall thereafter be retained in their entirety for such use (in the interests of residential amenity and public safety and to comply with policy 26 of the Local Plan).	Application 20/00093/RES satisfies this condition
16) The building shall not be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The access shall thereafter be retained (to ensure suitable access is available to enable and encourage pedestrian and cycle	Application 20/00093/RES satisfies this condition

Condition	Satisfied or other comment
access and to comply with policies 25 and 26 of the Local Plan).	
17) The buildings shall not be occupied until parking facilities for motor cycles, mopeds and scooters have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The parking facilities shall subsequently be retained in their entirety for such use. In order to ensure adequate provision for motor cyclists and to comply with policy 36 of the Local Plan). A pre-commencement condition is required to ensure the motor cycle parking details are of a suitable design.	The submitted details are considered acceptable and this condition is discharged.
<p>18) No development shall commence until a landscaping scheme with full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority.</p> <p>i) The scheme shall include indications of all existing trees and hedgerows on the site and details of any to be retained; measures for their protection in the course of development; and details of the species, size at planting, numbers, densities, location and proposed timing of new planting.</p> <p>ii) The buildings hereby approved shall not be occupied until the hard landscaping works have been carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of the landscaping shall be carried out in the first planting season following the commencement of the development unless an alternative phasing scheme has been approved by the Local Planning Authority. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the implementation of the landscaping scheme, shall be replaced in the next planting season with others of similar size and species. A pre-commencement condition is necessary) to ensure the landscaping details are in the interests of environmental improvement and to comply with policy 43 of the Local Plan.</p>	The submitted details are considered acceptable and this condition is discharged.

Condition	Satisfied or other comment
19) No development shall commence until details of a scheme to provide a means of enclosure for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the positions, design, and material of any walls, fences or other means of enclosure to be erected. The approved means of enclosure shall be installed before the occupation of the dwellings commences and thereafter retained. In the interests of visual and residential amenity, and to comply with policy 14 of the Local Plan. A pre-commencement condition is required to ensure the enclosure details are of a suitable design.	The submitted details are considered acceptable and this condition is discharged.
20) Prior to the occupation of any of the dwellings, provision shall be made for the storage of refuse, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The provision shall be retained in accordance with the scheme. A pre-commencement condition is required to ensure the development provides adequate refuse storage facilities in the interests of amenity and to comply with policy 14 of the Local Plan.	The submitted details are considered acceptable and this condition is discharged.
21) The finished floor level of the building(s) hereby approved shall be a minimum of 600mm above average ground level or adjacent road level, whichever is higher. Ground levels shall not be increased unless otherwise agreed in writing by the Local Planning Authority, (to minimise the risk from flooding and to comply with policy 40 of the Local Plan).	The submitted details are considered acceptable and this condition is discharged.
22) Unless otherwise agreed in writing by the Local Planning Authority following the submission of a site specific flood risk assessment, the property shall be flood proofed to a height of not less than 300mm above finished floor level. The flood proofing shall be carried out in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority before works commenced,(in the interest of minimising the effect of a flooding event and to comply with policy 40 of the Local Plan.)	The submitted details are considered acceptable and this condition is discharged.

Condition	Satisfied or other comment
23) A place of safety of a minimum of 3m AOD shall be provided as part of the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the development begins and thereafter retained. A pre-commencement condition is required to minimise the risk from flooding and to comply with policy 40 of the Local Plan.	The submitted details are considered acceptable and this condition is discharged.
24) In accordance with details to be submitted for written approval to the Local Planning Authority, open space and play areas shall be provided within the vicinity of the site, or existing areas shall be improved to a cost equivalent of £32,114, the submitted details shall include sites, specific measures and a timetable for implementation. The approved scheme shall be implemented, prior to occupation of any dwelling, unless otherwise agreed in writing beforehand (to ensure adequate provision of open space and children's playspace, and to comply with policy 42 of the Local Plan).	Further details required prior to occupation.
25) In accordance with details to be submitted for written approval to the Local Planning Authority 15 trees in total shall be planted on site or within the vicinity of the site, the submitted details shall include sites, tree details and a timetable for implementation. The approved scheme shall be implemented, prior to occupation of any dwelling, unless otherwise agreed in writing beforehand (to ensure adequate tree planting and to comply with policy 45 of the Local Plan).	Further details required prior to occupation regarding off-site tree planting.
26) Prior to development commencing details shall be provided for written approval detailing how the proposal will seek to reduce energy and water use and mitigate flooding, pollution and over-heating. This should include details relating to the consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling. The approved details shall be implemented as approved, unless otherwise agreed in writing beforehand. A pre-commencement condition is required to secure	The submitted details resent 3 9 20 are considered acceptable and this condition is discharged.

19/00824/OUT
Land To The North Of 39 Bainton Grove
Kingston Upon Hull
HU6 8SZ

Condition	Satisfied or other comment
energy efficient design in accordance with Local Plan Policy 17.	

