

**Condition 9 Reserved Matters – Philadelphia Lane**

Condition 9 of the Approved Reserved Matters (Ref: 19/00804/REM) states;

*No development shall take place within Phase 1 hereby approved (excluding archaeological investigation, services diversion and any land remediation) until details of how the existing accesses along the eastern boundaries of Travers Street are to be maintained and kept free of obstruction during construction. Thereafter the development shall be carried out and constructed in accordance with the agreed details.*

Figure 1 below identifies the location of the rear path in question (Blue).

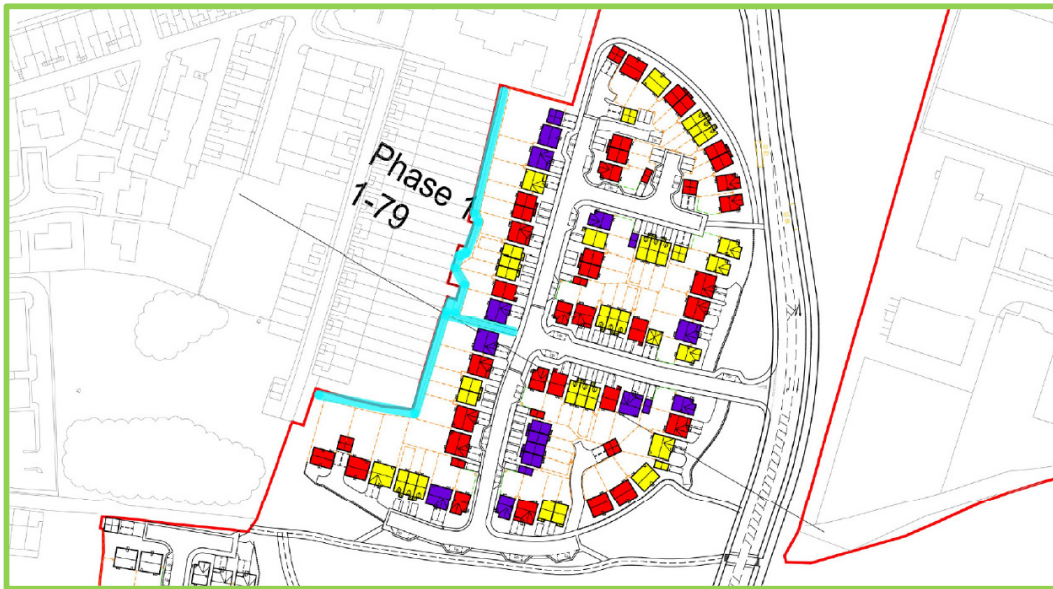


Figure 1 – Travers Street Path

**Current Arrangement**

Currently Temporary herras fencing is position circa 20m off the eastern rear boundary off properties on Travers Street allowing continued access to the rear of the properties. The area between the current herras fencing and the rear of Travers Street is overgrown with vegetation which will require removal in due course.

The site preparation works and construction of the phase 1 area will take place in four phases detailed below. The strategy aims to maintained continued access for residents of Travers Street for as long as possible, however there will be a short period during which access must be restricted.

**Phase 1**

The first phase of works relates to the site preparation works of land contained within the current herras fenced area (currently set circa 20m to the east of the rear of Travers Street).

During this period residents of Travers Street will continue to have unrestricted access to the rear of their properties. Further access across the site will be facilitated by the temporary footpath diversion route indicated by the black dotted line on the below Figure 3 which shall be herras fenced on both sides for safe access during construction. And accessible via the southern-most extent of Travers Street.



Figure 2 – Travers Street Diversion

**Phase 2**

In September 2021, once bird nesting season is expired, the herras fencing, currently circa 20m off the eastern boundary of Travers Street properties, shall be repositioned on the boundary of the rear gardens of Travers Street to form a safe working area for the are to be cleared of vegetation and ground preparation works to be undertaken.

**During this period access to and from the rear of the properties will be restricted out of necessity to complete the required works and for health and safety purposes.**

During this time access across the site will still be facilitated via the diverted footpaths indicated above in figure 2 accessible from the southern-most extent of Travers Street.

**Phase 3**

Following the completion of the site clearence works and site preparation works noted above a permanent timber fence is to be installed along the eastern boundary of Travers Street, set back circa 2m to allow access to the rear of the properties to be reinstated. The route of the permanent timber fence is indicated below on Figure 3.

During this time the footpath to the rear of Travers will be installed as windust surfacing however the link from this rear path into the development site will not be installed as construction activities in this area will be ongoing.

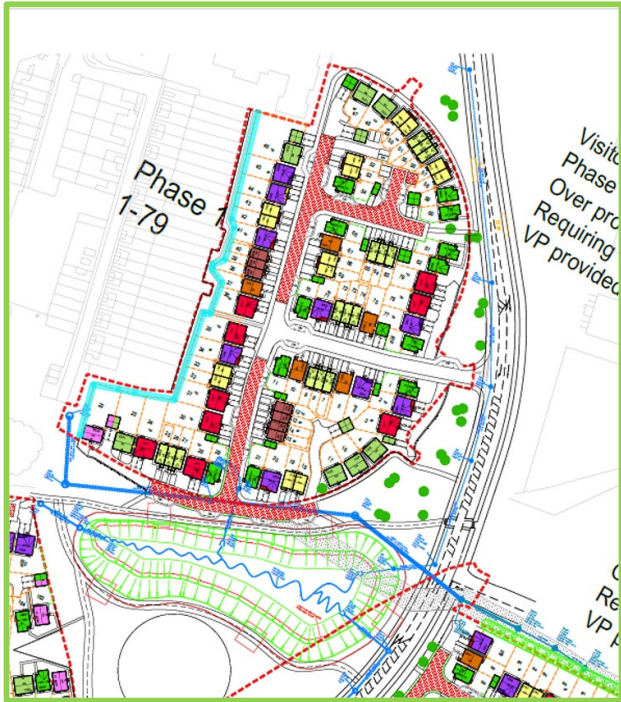


Figure 3 – Proposed Rear Fence

**Phase 4**

Once the construction of plots 35 and 36 (either side of the footpath link indicated in blue on below figure 4) are completed and a safe public access area is created within the development the footpath link between these properties will be formed and open up to public access.



Figure 4 – Proposed Link through Phase 1

The Travers street rear path way is to be a Whindust path and will be managed by the site management company.