

City of York Council
Plans Processing Unit
Development Management
West Offices
York
YO1 6GA

My Ref: FEL-001
Your Ref: PP-12013100
Date: 21st March 2023

Dear Sir/Madam,

Ref: Submission of Detail Reserved by Conditions of Planning Permission Reference 20/01546/FUL at the Former North Selby Mine, New Road, Deighton, York, YO19 6EZ

On behalf of my client, Flannigan Estates Ltd, I write to submit details reserved by conditions set out below for planning permission reference 20/01546/FUL, which was approved for "Variation of condition 4 of permitted application 19/00078/OUTM (redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravans and static caravans with associated facilities) to remove limit of 28 nights occupation in any one calendar year" at the Former North Selby Mine, New Road, Deighton, York, YO19 6EZ. Planning permission was granted on 18th March 2021.

All of the following details have also been submitted concurrently to Selby District Council.

Condition 2 – Fully Detailed Drawings

Fully detailed drawings illustrating all of the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of change of use of the land, building or engineering works, and the development shall be carried out in accordance with such details:

These details shall include: internal access road details, appearance, landscaping of site, layout and scale of the proposed development to be carried out, including a schedule of all external materials to be used.

The following plans are submitted:

Site Layout Plan

- Sheet 1 of 3 – Drawing No. RBS - 22/2923/001
- Sheet 2 of 3 – Drawing No. RBS - 22/2923/001
- Sheet 3 of 3 – Drawing No. RBS - 22/2923/001

In line with condition 3, the enclosed drawings demonstrate that the number of static caravan pitches on site equates to 231 and sited in the area totalling 6.24ha that is marked as the Bowl and shown coloured lilac on the permitted Parameters Plan no.2356.02 Rev.03. With regards touring caravans, the number equates to 92 and are sited in the area totalling 1.49ha that is marked as the Woodland and shown coloured rose pink on the permitted Parameters Plan no.2356.02 Rev.03.

It is also proposed to retain and refurbish all existing buildings on site to be used as amenity

buildings for use by occupants of the site. The uses include entertainment (bar and games facilities), staff buildings, fooderies, health & beauty and spa facilities, restaurants and snack bars. The designs utilise the existing structures on site and have been kept within the confines of them.

A new reception building and welfare facilities building (toilets, shower and launderette facilities) are also proposed.

The above are outlined on the site layout plans but are also outlined on the below layout, elevations plans and 3D images (showing the scale of the amenity buildings, including the external materials to be used):

Location and Layout of Amenity Buildings (Drawing No. PL01_004);
Entertainment and Staff Building Elevations (Drawing No. PL01_001) and 3D Images;
Fooderies and Spa Building Elevations (Drawing No. PL01_002) and 3D Images;
Health and Beauty and Restaurant Building Elevations (Drawing No. PL01_003) and 3D Images; and
Toilets, Shower, Launderette and Reception Building Elevations (Drawing No. PL01_004) and 3D Images.

Condition 5 - Details of the External Materials and Muted Colours of the Static Caravans

Before the stationing of any static caravans hereby approved, details of the external materials and muted colours of the static caravans shall be submitted to and approved by the Local Planning Authority in writing. Only caravans constructed/sited in accordance with the approved details shall be stationed on site.

All Caravan Units to be Standard Construction and Standard Colours. The colours are Green/Beige/Grey/Brown/Cream. Examples of the various colours/styles are submitted as a separate document.

Condition 6 - CEMP: Biodiversity

No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The accompanying CEMP (Report Reference: BG22.148.1 North Selby Mine, York) produced by Brindle & Green provides full details of the impacts of construction and of all the ecological mitigation measures along with a program for implementation proposed to avoid harm to biodiversity throughout the construction process.

Condition 7 – Updated Ecology Surveys

Prior to or concurrently with the first Reserved Matters application, updated ecology surveys along with updates to the relevant mitigation plans shall be submitted to the Local Planning Authority for approval. This is with particular reference to Bats (roosting within building), Barn Owl, Water Vole and Grass Snake. The scheme shall be fully implemented in accordance with the approved mitigation plans.

NOTE: The plans shall include details of a timetable for delivery of any mitigation measures.

The accompanying Ecological Survey Summary produced by Brindle & Green (Reference: BG22.148) provides a summary of the results of updated protected species surveys undertaken in the Spring and Summer of 2022, in the context of previous work, and associated recommendations / proposed mitigation. Works are presented in the context of previous surveys undertaken on the site by FPCR in 2018 to inform an Environmental Statement supplied with the application (Heatons 2019 Environmental Statement Former North Selby Mine).

Condition 8 - European Protected Species Licence for GCN

No works (site clearance, preparatory work or development) shall commence until the Local Planning Authority has been provided with:

- a) a European Protected Species Licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead, along with appropriate mitigation for Great Crested Newts.
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

It is our intention to submit a licence application to Natural England, however, Natural England will require the approval of details submitted under certain ecological and landscape conditions as part of this submission before a licence could be issued.

Condition 9 – Survey of Trees

Prior to or concurrently with the first reserved matters application, a survey of trees within and immediately adjacent to the site, an arboricultural impact assessment, a schedule of works, and a draft arboricultural method statement and tree protection plan, all in accordance with British Standard BS 5837, shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

The accompanying Arboricultural Impact Assessment Survey and Report (Report Reference:

BG22.148.8) produced by Brindle & Green assesses any potential arboricultural impacts and outlines a Tree Protection Plan.

The report sets out that a considerable number of trees and groups are recommended for complete and partial removal to facilitate the proposed development. T13, T22, and T28 are recommended for removal irrespective of development due to their critically poor condition as Category U individuals. All other trees identified within this report should be retained and protected as outlined via CEZs.

Felling will take place outside of the breeding bird season (March-September) to prevent disturbance. Alternatively, this may be completed under ecological supervision/ reasonable avoidance measures.

Due to the nature of the development, it is unlikely there will be any major impacts on trees with higher landscape and amenity values if CEZs are established and adhered to. Fencing should be placed prior to any construction works and can be removed after the works are completed.

Condition 10 - Long Term Management and Monitoring of the Site of Importance to Nature Conservation

Prior to or concurrently with the first Reserved Matters application, detailed long term management and monitoring of the Site of Importance to Nature Conservation (SINC) shall be submitted to and approved in writing by the Local Planning Authority. These shall be in line with the already submitted SINC Management Proposals, FPCR Environment and Design Ltd, July 2019. The scheme shall be implemented in accordance with the approved details.

The accompanying SINC Management Plan (Reference: BG22.148.13) produced by Brindle & Green outlines a Management Plan to maintain and enhance the conservation status of the North Selby Mine SINC (Site of Importance for Nature Conservation). Proposals within the document have been guided by the accompanying Ecological Survey Summary (Submitted Under Condition 7), Construction Environmental Management Plan (Submitted Under Condition 6), soft landscaping (Submitted Under Condition 12), a SINC Survey report (FPCR 2018) and SINC management plan (FPCR 2019) approved as part of the outline planning permission (Planning Ref: 20/01546/FUL).

Condition 11 - Site Wide Recreation Strategy

Prior to or concurrently with the first Reserved Matters application, a detailed Site Wide Recreation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be in line with the already submitted Harworth Estates Investments Ltd, North Selby Leisure Proposal, Recreation Strategy, 5th August 2019 and drawing 2356.08 Recreation Strategy Plan.

The accompanying Recreational Strategy (Report Reference: BG22.148.10) produced by Brindle & Green sets out the strategy to manage recreational use across the site, particularly with respect to the balancing of recreational access with conservation objectives within the Site of Importance for Nature Conservation (SINC) in the south and east of the site.

This report is to be read in conjunction with the hard and soft landscape plan (Submitted Under

Condition 12), as well as the Arboricultural Impact Assessment (Submitted Under Condition 9) and SINC Management Plan (Submitted Under Condition 10).

Condition 12 - Detailed Landscape Scheme

Any reserved matters application shall include a detailed landscape scheme. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; and seed mixes, sowing rates and mowing regimes where applicable. It will also include details of ground preparation; tree planting details; paving and other hard landscape details, and street furniture, and any phasing of implementation. This scheme shall be implemented within a period of six months of the practical completion of the development or any phase thereof. Any trees or plants which within a period of five years from the substantial completion of the planting and development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing.

The accompanying Landscape Management Plan (Report Reference: BG22.148.12) and Hard and Soft Landscape Design Plans (Drawing Reference: BG22.148.11-BRGR-ZZ-ZZ-DR-L-00001) produced by Brindle & Green set out the management and maintenance requirements for the hard and soft landscape treatments on the site.

The report and plans are to be read in conjunction with the the Arboricultural Impact Assessment (Submitted Under Condition 9) and SINC Management Plan (Submitted Under Condition 10).

Conditions 13, 14, 15 and 16 - Drainage

13. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

14. No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Design considerations: The developer's attention is drawn to Requirement H3 of the Building Regulations 2000 with regards to hierarchy for surface water dispersal and the use of Sustainable Drainage Systems (SuDS). Consideration should be given to discharge to soakaway, infiltration system and watercourse in that priority order. Surface water discharge to the existing public sewer network must only be as a last resort therefore sufficient evidence should be provided i.e. witnessed by CYC infiltration tests to BRE Digest 365 to discount the use of SuDS.

If the proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to accept surface water discharge, and to prevent flooding of the surrounding land and the site itself.

City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test.

As SuDS have been proven to be unsuitable then In accordance with City of York Councils City of York Councils Sustainable Drainage Systems Guidance for Developers (August 2018) and in

agreement with the Environment Agency and the York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven by way of CCTV drainage survey connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 30% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

If existing connected impermeable areas not proven then Greenfield sites are to limit the discharge rate to the pre developed run off rate. The pre development run off rate should be calculated using either IOH 124 or FEH methods (depending on catchment size).

Where calculated runoff rates are not available the widely used 1.4l/s/ha rate can be used as a proxy, however, if the developer can demonstrate that the existing site discharges more than 1.4l/s/ha a higher existing runoff rate may be agreed and used as the discharge limit for the proposed development. If discharge to public sewer is required, and all alternatives have been discounted, the receiving public sewer may not have adequate capacity and it is recommend discussing discharge rate with Yorkshire Water Services Ltd at an early stage.

Surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

The applicant shall provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. No part of the development to be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties. Details of the future management and maintenance of the proposed drainage scheme shall be provided.

15. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no part of the development hereby permitted shall be occupied prior to completion of the approved foul drainage works.

16. No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. No trees shall be planted within 5 metres of the centre line of any water main that is located within the site boundary i.e. protected strip widths of 10 metres per water main.

A Drainage Strategy and accompanying plans produced by Parsons Consulting Engineers Ltd provides a drainage strategy for the proposed development.

Condition 19 - Construction Environmental Management Plan

Prior to commencement of the development, a Construction Environmental Management Plan (CEMP) for minimising the creation of noise, vibration and dust during the demolition, site

preparation and construction phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must include a site specific risk assessment of dust impacts in line with the guidance provided by IAQM (see <http://iaqm.co.uk/guidance/>) and include a package of mitigation measures commensurate with the risk identified in the assessment. All works on site shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

NOTE: For noise details on hours of construction, deliveries, types of machinery to be used, use of quieter/silenced machinery, use of acoustic barriers, prefabrication off site etc, should be detailed within the CEMP. Where particularly noisy activities are expected to take place then details should be provided on how they intend to lessen the impact i.e. by limiting especially noisy events to no more than 2 hours in duration. Details of any monitoring may also be required, in certain situation, including the location of positions, recording of results and identification of mitigation measures required.

For vibration details should be provided on any activities which may results in excessive vibration, e.g. piling, and details of monitoring to be carried out. Locations of monitoring positions should also be provided along with details of standards used for determining the acceptability of any vibration undertaken. In the event that excess vibration occurs then details should be provided on how the developer will deal with this, i.e. substitution of driven pile foundations with auger pile foundations. Ideally all monitoring results should be recorded and include what was found and mitigation measures employed (if any).

With respect to dust mitigation, measures may include, but would not be restricted to, on site wheel washing, restrictions on use of unmade roads, agreement on the routes to be used by construction traffic, restriction of stockpile size (also covering or spraying them to reduce possible dust), targeting sweeping of roads, minimisation of evaporative emissions and prompt clean up of liquid spills, prohibition of intentional on-site fires and avoidance of accidental ones, control of construction equipment emissions and proactive monitoring of dust. Further information on suitable measures can be found in the dust guidance note produced by the Institute of Air Quality Management, see <http://iaqm.co.uk/guidance/>. The CEMP must include a site specific risk assessment of dust impacts in line with the IAQM guidance note and include mitigation commensurate with the scale of the risks identified.

For lighting, details should be provided on artificial lighting to be provided on site, along with details of measures which will be used to minimise impact, such as restrictions in hours of operation, location and angling of lighting.

Details shall be provided about the management of construction and contractor traffic and parking. The CEMP shall include a dilapidation survey of the area around the junction of the A19 and New Road should be provided.

In addition to the above the CEMP should provide a complaints procedure, so that in the event of any complaint from a member of the public about noise, dust, vibration or lighting the site manager has a clear understanding of how to respond to complaints received. The procedure should detail how a contact number will be advertised to the public, what will happen once a complaint had been received (i.e. investigation), any monitoring to be carried out, how they intend to update the complainant, and what will happen in the event that the complaint is not resolved. Written records of any complaints received and actions taken should be kept and details forwarded to the Local

Authority every month during construction works.

Vibroch Ltd have produced a Dust, Noise and Vibration Management Plan (DNVMP) to address Condition 19. This management plan defines the measures to control and limit dust and noise emissions and control vibration levels for the duration of the works, at residential properties and other sensitive receptors in the vicinity of the development.

Conditions 20, 21, 22 and 23 - Contamination

20. Prior to development, an investigation and risk assessment (in addition to any assessment provided with the planning application) must be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination (including ground gases where appropriate);

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

21. Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Any remediation that is required to the area of Site of Importance to Nature Conservation to allow people access, should ensure that nature conservation interests take priority.

22. Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

23. In the event that unexpected contamination is found at any time when carrying out the approved development, 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.

Obsidian Environmental Ltd has prepared a Remedial Strategy to allow the discharge of conditions 20, 21, 22, and 23.

The report contains the following:

- Assessment of the four Geoenvironmental Conditions that require Discharge, prior to, and during the proposed the Redevelopment Works Section;
- Summary of Phase I & II Geoenvironmental Assessments Section;
- Summary of Additional Contemporary Information;
- Sets out the required Remedial Strategy to allow the existing associated Planning Conditions to be Discharged; and
- Validation of the Verification Works.

Condition 24 – Operational Plant Assessment

Details of all machinery, plant and equipment to be installed in or located on the site, which is audible outside of the site, shall be submitted to the local planning authority for approval. These details shall include average sound levels (LAeq), octave band noise levels and any proposed noise mitigation measures. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Vibroch Limited have produced an Operational Plant Assessment to assist with the discharge of condition 24.

Condition 24 of the permission requests that a noise assessment be submitted and approved which details all machinery, plant and equipment to be installed at the site and details of any mitigation measures to ensure the agreed noise criteria can be met at the nearest noise sensitive receptors.

The submitted assessment draws upon the baseline noise measurement results and the fixed plant design criteria presented in the Environmental Statement Chapter 9.0 produced by White Young Green (WYG) as supporting documentation for the planning application.

The assessment has been prepared in accordance with applicable standards and guidance, and following consultation with the Public Protection Team at York City Council. Where appropriate, consideration has been given to noise mitigation measures to demonstrate how a suitable level of protection could be afforded to future and existing residents in the vicinity of the fixed plant.

Condition 26 - Details of Acoustic Noise Barrier

Details of any acoustic noise barrier to protect the amenity of residential dwellings to the north eastern part of the site, where gardens back onto the A19, shall be submitted to and approved in writing by the local planning authority. These details shall include the construction method, height, thickness, acoustic properties and the exact position of the barrier. The barrier shall be erected in accordance with the approval before the use hereby permitted first comes into use and maintained thereafter.

It is proposed to construct an acoustic noise barrier to the north of the site to be located between the properties to the north of New Road and the area of the site containing static caravans – see Site Layout Plan Sheet 2 of 3 (Submitted Under Conditions 2, 29 & 32).

Technical information for the acoustic fence accompanies this letter and set out the following details:

Acoustic Barrier 2.0m Close Board Fence backed by Dense Native Broad Laved and Evergreen Shrubs
General Minimum Density of 11.66kg/pm³ with test rating of up to 28db* Noise Reduction (*Rating according to BS EN 1793-2:1998 Category = B3 Laboratory sound reduction 28 dB Superficial mass 25kg/m²)

Condition 27 – A19 Works

No part of the development hereby permitted shall be commenced until the full design and construction details of the following have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in full prior to the site coming into use.

- Improvements to the footpath on the A19 from the access point to New Road to the petrol station/shop to be widened to enable bicycles to use it to connect to National Cycle Route 65 (approx. 200m in length).
- Informal crossing point to be provided before the petrol station (making use of the central reservation for a two stage crossing) to enable users to cross the A19 and join the path on the western side of the A19 and safely access National Cycle Route 65.
- Signage to mark the link to the Sustrans route.
- Traffic calming measures near the site access road will be provided in the form of electronic flashing warning signs (or similar).

The accompanying A19 Highway General Arrangement Plan (Drawing No. NSLB-ACM-XX-XX-DR-CE-010001 P01) produced by Aecom provides the full design and construction details as set out in condition 27.

Condition 28 – New Road Details

Prior to or concurrently with the first reserved matters application, details of the access road shall be submitted to and approved in writing by the Local Planning Authority. The details shall include passing places to facilitate traffic movements when caravans, HGVs and agricultural vehicles might conflict with each other or with cyclists, pedestrians and horse riders. The scheme shall be implemented in accordance with the approved details.

Aecom highway consultants were instructed to review the condition of the access New Road in terms of the requirement for passing places. As New Road was built to facilitate HGV movements associated with the former North Selby Mine, is relatively straight with good visibility along its length and sizeable grassed road verges on each side (particularly on it's northern side), it is considered that passing places are not required.

Condition 29 – Internal Site Details

Prior to or concurrently with the first reserved matters application, details of the following shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

- Internal road details;
- Consideration of pedestrian and cycle links to Wheldrake;
- Staff and visitor car parking and delivery bays/turning areas;
- Secure cycle parking for staff and visitors.

Details of the above requirements, which include for 14 staff parking spaces, 3 electric, 8 disabled and cycle spaces are set out in the following:

Site Layout Plans (Submitted Under Conditions 2, 29 & 32);

- o Sheet 1 of 3 – Drawing No. RBS - 22/2923/001
- o Sheet 2 of 3 – Drawing No. RBS - 22/2923/001
- o Sheet 3 of 3 – Drawing No. RBS - 22/2923/001

Hard and Soft Landscape Layout (Submitted Under Condition 12);

Typical Drive Way Layout (Submitted Under Conditions 2 and 29); and

Recreational Strategy (Submitted Under Condition 11).

Condition 30 – Travel Plan

Prior to the development hereby approved coming into use, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include a site management strategy to ensure that peak traffic to and from the site (changeover times) avoid A19 peak hours (weekday am/pm peaks and Saturday midday peak). The approved travel plan shall thereafter be fully implemented and adhered to.

AECOM have produced a Travel Plan (TP) in accordance with condition 30. The TP seeks to provide a framework to manage trips to / from the site by staff and visitors, once the site is open. The TP considers matters of access by all modes.

Condition 31 – Lighting Design Strategy

Prior to or concurrently with the first reserved matters application, a plan shall be submitted to and approved in writing by the Local Planning Authority showing a sensitive lighting design strategy for the development. The scheme shall ensure that there is no lighting within woodland areas or sensitive habitats or dispersed on to New Road. The development shall be carried out in accordance with the approved scheme.

See accompanying Lighting Design Strategy Plan (Drawing References: BG22.148.13-BRGR-ZZ-ZZ-DR-L-00001 - 00003) prepared by Brindle & Green. The Strategy has been prepared in accordance with the findings of the Ecological Survey Summary (submitted under condition 7) and Construction Environment Management Plan (submitted under condition 6).

Condition 32 – Electrical Vehicle Charging

Before the occupation of the development, 2% of parking spaces on the site should include facilities for charging electric vehicles. The exact number, position and specification of points should be agreed in writing by the Council. Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Within 3 months of

the first occupation of the development, the owner will submit to the Council for approval in writing (such approval not be unreasonably withheld or delayed) an Electric Vehicle Recharging Point Maintenance Plan that will detail the maintenance, servicing and networking arrangements for each Electric Vehicle Recharging Point for a period of 10 years.

The location of the provision of 3 electric charging vehicle are set out in the following:

- Site Layout Plan (Submitted Under Conditions 2, 29 & 32)
 - Sheet 2 of 3 – Drawing No. RBS - 22/2923/001
 - Sheet 3 of 3 – Drawing No. RBS - 22/2923/001

I trust that this is enough information however should you require anything further please do not hesitate to contact me.



Liam Toland
Liam Toland Planning