

Conditions

Applications 14/00667/MFUL & 14/01168/FULL

1. The development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.
2. The development hereby permitted shall not be commenced until a programme showing the phasing of the application scheme has been submitted to, and been approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved phasing programme.
3. No development shall take place until detailed drawings showing the following modification to the scheme shall be submitted to and approved by the Local Planning Authority: Proposed junction arrangements from the distributor link road through to the masterplan development areas north of Blundells Rd as shown on drawing 11226.553. The development hereby permitted shall be carried out in accordance with the approved plan showing the revisions as set out above.
4. No development shall begin until there has been submitted to, and approved in writing by the Local Planning Authority, a detailed schedule of the new landscaping and engineering works incorporating proposed details on the formation of the bunding, acoustic barrier and additional landscaping / planted areas across the application site as hereby approved, including a full planting schedule and datum levels across the site where engineering works are proposed.
5. All the works associated with the formation of the bunding/ acoustic barrier and planted zone as shown on as shown on plan 1126.553 (rev P1), is to be completed in accordance with approved details prior to commencement of use of the new highway routes.
6. All planting, seeding, turfing or earthworks comprised in the approved details of landscaping and engineering works as required by conditions 4 and 5 of this permission is to be completed in accordance with approved details prior to the first use of the development hereby approved and any trees or plants which within a period of ten years from the implementation of the scheme (or phase thereof) , die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. In addition the management and maintenance arrangements for the bund and the areas of open spaces across the application site shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development hereby approved and then implemented accordingly.
7. Before the development hereby permitted is first brought into use for vehicular traffic other than construction traffic associated with the development of any residential

and/or commercial development across the adopted masterplan area (excluding the site of the former Post Hill Hospital site), details of junction improvement works at the junction of the approved route with Blundells Road to make the junction with the connecting road and Left in Left Out junction suitable for use by all traffic, shall be submitted to, and be approved in writing by, the Local Planning Authority. The approved details shall be completed to the satisfaction of the Local Planning Authority prior to its use by non-construction vehicular traffic.

8. Prior to commencement of any part of the site the Local Planning Authority shall have received and approved a Construction Management Plan (CMP) including:
 - (a) the timetable of the works;
 - (b) daily hours of construction;
 - (c) any road closure;
 - (d) hours during which delivery and construction traffic will travel to and from the site;
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
 - (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - (h) the means of enclosure of the site during construction works; and
 - (i) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site
 - (j) details of wheel washing facilities and obligations
 - (k) The proposed route of all construction traffic exceeding 7.5 tonnes.
 - (l) Details of the amount and location of construction worker parking.
 - (m) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
9. The proposed new road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their construction begins, For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.
10. No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme and shall be so retained.

11. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
12. Details of the surfacing material to be used for the final top surface of the new roads and roundabout hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the final top surface of road being applied.
13. Prior to the left in left out junction hereby approved being brought into operational use by the public the A361 dual carriageway shall be resurfaced 200 metres in either direction on both east and westbound carriageways from the new junction in a material which reduces the noise generated from moving traffic, the details of which shall be submitted to and agreed in writing by the Local Planning Authority before the resurfacing work commences.
14. Within 3 months of the date of this permission, noise readings shall be obtained on the boundaries of the residential properties that will be adjacent to the new left in left out slip roads, for a continuous period of 3 months. Should those noise readings require further mitigation measures to achieve the predicted noise level outcomes detailed in the submitted application on completion of the works details of those further mitigation measures shall be submitted and agreed in writing with the Local Planning Authority. All mitigation measures shown in the application and those agreed by this condition in addition shall be fully implemented, installed and operational prior to the left in left out access being made available for public use and shall be so retained.
15. Prior to the commencement of development, details of an additional acoustic fence to be sited along the southern edge of the A361 for the full extent of the new junction shall be submitted and agreed in writing with the Local Planning Authority. The acoustic fencing so agreed shall be installed and operational prior to the left in left out junction being brought into public use.
16. The height of the acoustic fence between No 14 Upplowman Road and the A361 slip roads shall be agreed in writing with the Local Planning Authority prior to its installation.