

APPLICATION FOR THE RELEASE OF PLANNING CONDITIONS

(Site wide pre-commencement conditions):

Your ref: P191554/O

Applicant: Mr Tim Crump

Description: Hybrid application: Outline approval for plots 1, 2, 3, 4, 5,6, 7, 8 and Design Barn on plot 9. Full approval for proposed road to the development and for plot 10.

Location: The Lakes, Swainshill, Hereford, HR4 7PU

Condition 5:

- a) Residential sub phase(s) if any – Plots 1, 3 and 6 to start first, the rest of the plots to follow.
- b) Timing of delivery of on-site highway works (including but not limited to the new access, on site road, footways) – highway works to start June 2021, dependent on planning approval.
- c) Timing of delivery of the foul and surface water drainage arrangements including any associated off-site works – July 2021, dependent on planning approval.
- d) Timing of any decontamination works – N/A see attached contamination report.
- e) Timing of the soil gas protection scheme – see condition 10.
- f) Timing of the decommissioning of the monitoring boreholes – see condition 11.

Condition 6:

- a) Timescale for the closure of the existing vehicular access (to vehicles but not cyclist and pedestrians) – To follow construction of adopted road into the development. Landscaping plan Oakwrights.NL.21.01 showing reinstatement of hedge.

- b) Surface finishes (during construction phase and timescale and details for completed finish) – tarmac road finish in line with road adoption standards. Base course tarmac to be installed at point of road construction, tarmac topcoat to be installed upon last plot service connection completed or timescales set out by road adoption standards, whichever is earliest.
- c) Drainage details (timescale and details for completed finish) – to follow with the details and construction of highway works.
- d) Future maintenance arrangements – highway into development to be adopted.

Condition 7

- a) A method for ensuring mud is not deposited onto the Public Highway – part of the Construction and Waste management Plan, attached.
- b) Construction traffic access location - part of the Construction and Waste management Plan, attached.
- c) Parking for site operatives - part of the Construction and Waste management Plan, attached.
- d) Construction Traffic Management Plan – attached.

Condition 8 – Contamination reports for Phase 1 and Phase 2 attached.

Condition 9 – N/A as no contaminants found on the site.

Condition 10 – technical specification attached for Landflex ZR60, Butek Installation Guide, Underfloor vent details and Letter of intent to provide an independent third-party verification.

Condition 11 – Final report attached from Geotechnical for decommissioning of borehole installations.

Condition 12 – Drawing attached showing 120 m visibility splays, drawing number C-16012-HYD-00-ZZ-DR-C-7100 Rev 01.

Condition 13 – informative condition as per the Plot Passports submitted in the outline application.

Condition 14 – Tree survey and tree protection plan attached.