

ANNEX C

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise required by subsequent conditions: WAIN/PROBUS/PLAN100F; PHL/001E; PHL/100C; PHL/200A; PHL/201A; PDL/100D; PDL/102C; PDL/103A; WAIN18088-03A; WAIN18088-11B sheets 1-5; WAIN18088-13; WAIN18088-12B; WAIN/PROBUS/SECTION; WAIN/PROBUS/MATS/105C; WAIN/P1-15/A/HT/01C; WAIN/P11-14/A/HT/03C; WAIN/P30-31/A/HT/04C; WAIN/P17-19/A/HT/05C; WAIN/P20-22-23-24/AHT/06C; WAIN/P25-29/A/HT/07C; WAIN/P40-41/A/HT08C; WAIN/P42-44/A/HT/09C; WAIN/49-60/A/HT/11C; WAIN/P50-52-54/A/HT13C; WAIN/53-69/A/HT/14C; WAIN/P61-63/A/HT/16C; WAIN/70-72/A/HT/17C; WAIN/P73-84/A/HT18C; WAIN/P87-88/A/HT19C; WAIN/P86-85-89-90/A/HT/20C; WAIN/P37-38-39/A/HT/21C; WAIN/P32-36/A/HT/22C; WAIN/P55-59/A/HT12D; WAIN/P2-10/A/HT02D; WAIN/P45-48/A/HT/10D; WAIN/P64-68/A/HT/15D; and WAIN/GAR-1/A/HT/23B.
- 3) Development shall not begin until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) Development shall not begin until a foul water drainage scheme, which shall include an implementation programme, has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the agreed programme.
- 5) Development shall not begin until a surface water drainage scheme, which shall include an implementation programme, has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the agreed programme.
- 6) Development shall not begin until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the local planning authority. Details shall include finished levels or contours; boundary treatments; car parking layouts; vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; functional services above and below ground; retained historic landscape features, including hedgerows, and proposals for restoration and protection during construction works; measures to enhance the biodiversity of the area; schedules of plants; planting plans; written specifications; future maintenance; and an implementation programme. The approved details shall be implemented in accordance with the agreed programme.
- 7) Development shall not begin until a scheme for archaeological investigation, works, protection, assessment, reporting and archiving, along

with an implementation programme, has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the agreed programme.

- 8) Development shall not begin until an investigation and risk assessment of the nature and extent of contamination affecting the site has been carried out in accordance with a scheme which shall have been submitted to, and approved in writing in advance by, the local planning authority. The results of the site investigation, along with a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted, shall be submitted to, and approved in writing by, the local planning authority before the development begins. The site shall be remediated in accordance with the approved measures before development begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, the local planning authority shall be notified immediately and no further development shall be carried out until additional measures for the remediation of this source of contamination, along with an implementation programme, have been submitted to, and approved in writing by, the local planning authority. The approved additional measures shall be carried out in accordance with the approved implementation programme.
- 9) Development shall not begin until a scheme to lay the existing, and any additional, power lines across the site underground, along with an implementation programme, has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in accordance with the agreed programme.
- 10) Development shall not begin until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the local planning authority. The CMP shall include details of the hours during which construction works will take place; details of construction vehicles, routes, parking / turning arrangements, and wheel washing facilities; a scheme to dispose of surface water run-off during the construction phase; details of roles and responsibilities, monitoring and reporting, emergency responses, community and stakeholder relations, and training; and an implementation programme. The approved CMP shall be implemented in accordance with the agreed programme.
- 11) Development shall not begin until detailed plans of the line, level, construction and layout of the proposed off-site highway works to Tregony Road shown on approved plan PHL/001E have been submitted to, and approved in writing by, the local planning authority. The approved works shall be implemented in full before ten dwellings on the site are occupied.
- 12) Development shall not begin until details of visibility splays to be provided at the junction of Tregony Road and the A390 have been submitted to, and approved in writing by, the local planning authority. The approved visibility splays shall be provided before any of the dwellings hereby approved are occupied and shall thereafter be retained in accordance with the approved details.
- 13) Development shall not begin until details of visibility splays to be provided at the access of the estate road with Tregony Road, and at each of the other access points to Tregony Road shown on approved plan ref

WAIN/PROBUS/PLAN100F have been submitted to, and approved in writing by, the local planning authority. None of the dwellings hereby approved shall be occupied until the visibility splays at the junction of the estate road with Tregony Road have been provided, and none of the dwellings served by the other access points to Tregony Road shall be occupied until the visibility splays at the relevant access have been provided. The visibility splays shall thereafter be retained in accordance with the approved details.

- 14) No dwelling shall be occupied until the estate road carriageways and footways necessary to provide access from Tregony Road to that dwelling have been completed in accordance with details which shall have been submitted to, and approved in writing in advance by, the local planning authority.
- 15) No dwelling shall be occupied until the parking and turning spaces for that dwelling have been provided in accordance with details which shall have been submitted to, and approved in writing in advance by, the local planning authority. Those parking and turning spaces shall thereafter be retained for their intended purposes.
- 16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no window or external doors, other than those shown on the approved plans, shall be constructed in the north or east elevations or north facing roof slope of the dwelling on plot 86, and none of the approved windows or door on the north elevation shall be enlarged.
- 17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no development shall be carried out on, or within, the public open space ("village green") shown on the plans hereby approved other than any that is approved pursuant to condition no. 6 above.

End of list of conditions
